TULSA METROPOLITAN AREA PLANNING COMMISSION  
Meeting No. 2845  
July 7, 2021, 1:00 PM  
175 East 2nd Street, 2nd Level, One Technology Center  
Tulsa City Council Chamber

The meeting will be held in the Tulsa City Council Chamber at the above address.

Applicants and members of the public may attend the meeting in the Tulsa City Council Chamber or by videoconferencing and teleconferencing via GoTo Meeting by joining from a computer, tablet or smartphone using the following link:

https://www.gotomeet.me/CityOfTulsa3/tmapc_july_7th_2021

Applicants and members of the public can also dial in using their phone by dialing:

United States: +1 (786) 535-3211

Participants must then enter the following Access Code: 503-615-709

INTRODUCTION AND NOTICE TO THE PUBLIC

At this meeting the TMAPC, in accordance with and pursuant to applicable TMAPC Policies and Procedures, will review, consider, discuss, and may take action on, approve, recommend for approval, amend or modify, recommend for approval with modifications, deny, reject, recommend for denial, or defer action on any item listed on the agenda.

Call to Order:

REPORTS:

Chairman's Report:

Work session Report: A work session is planned for August 18th, 2021 at 10:00am in the 10th floor north conference room. We will discuss planitulsa update, Route 66 BRT study and proposed zoning code amendments.

Director's Report:

Review and possible approval, approval with modifications, denial, or deferral of the following:

1. Minutes of June 16, 2021 Meeting No. 2844

CONSENT AGENDA
All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

Review and possible approval, approval with modifications, denial, or deferral of the following:

2. **PUD-190-40 Lou Reynolds** (CD 8) Location: North and east of the northeast corner of East 77th Street South and South Yale Avenue requesting a **PUD Minor Amendment** to reduce the required parking

3. **Z-7140-SP-1h Gant Hintle** (CD 2) Location: West of the northwest corner of West 85th Court South and South Phoenix Place West requesting a **CO Minor Amendment** to reduce the side yard setback.

4. **PUD-803-10 Julius Puma and Brian Green** (CD 8) Location: South and east of the southeast corner of East 121st Street South and South Yale Avenue requesting a **PUD Minor Amendment** to allocate common livability space to individual lots and reduce amount required on each lot

5. **Z-6979-SP-1 Lou Reynolds** (CD 7) Location: South and east of the southeast corner of East 43rd Street South and South 118th East Avenue requesting a **CO Minor Amendment** to remove floor area per use allocation

6. **PUD-828-2 Simmons Homes** (CD 8) Location: North and west of the southwest corner of East 125th Street South and South Sheridan Road requesting a **PUD Minor Amendment** to reduce the required open space

7. **Z-6051-SP-2e Wallace Design Collective, Mark Capron** (CD 7) Location: East of the southeast corner of South Mingo Road and East 82nd Place South requesting a **CO Minor Amendment** to decrease east boundary setback and revise window requirements

8. **Tri-Center Village** (CD 5) Change of Access, Location: Southwest corner of East 26th Street South and Skelly Drive

**PUBLIC HEARING-COMPREHENSIVE PLAN AMENDMENTS**

Review and possible recommendation of approval, approval with modifications, denial, or deferral of the following:

9. **CPA-94 Springhill Land Company c/o AAB Engineering, Alan Betchan** (CD 2) Location: Southwest corner and Southeast corner of West 61st Street South and Highway 75 requesting to amend the Land Use Map
designation from **Mixed-Use Corridor** and **Town Center** to **New Neighborhood** on approximately 144.88 acres and **Neighborhood Center** on approximately 1.26 acres (Related to Z-7609, Z-7610 and PUD-648-E)  
(Staff requests a continuance to July 21, 2021)

**PUBLIC HEARING-REZONING**

Review and possible recommendation of approval, approval with modifications, denial, or deferral of the following:

10. **Z-7609 Springhill Land Company c/o AAB Engineering, Alan Betchan**  
(CD 2) Location: Southwest corner of West 61st Street South and Highway 75 requesting rezoning from **CO and AG** to **RS-1 and CG** (Related to Z-7610, PUD-648-E and CPA-94) (Continued from June 2, 2021) (Staff requests a continuance to July 21, 2021)

11. **Z-7610 Springhill Land Company c/o AAB Engineering, Alan Betchan**  
(CD 2) Location: Southeast corner of West 61st Street South and Highway 75 requesting rezoning from **AG** to **RS-3** (Related to Z-7609, PUD-648-E and CPA-94) (Continued from June 2, 2021) (Staff requests a continuance to July 21, 2021)

12. **PUD-648-E Springhill Land Company c/o AAB Engineering, Alan Betchan**  
(CD 2) Location: South of the southeast corner of West 61st Street South and Highway 75 requesting a **PUD Major Amendment** to abandon PUD-648-E (Related to Z-7609, Z-7610 and CPA-94) (Continued from June 2, 2021) (Staff requests a continuance to July 21, 2021)

13. **Z-7604 Charles Onyechi**  
(CD 1) Location: East of the southeast corner of Mohawk Boulevard and North Columbia Avenue requesting rezoning from **CS** to **IL with optional development plan** (Continued from May 19, 2021 and June 2, 2021)

14. **Z-7611 Rob Coday**  
(CD 1) Location: Southwest corner of East Apache Street and North St. Louis Avenue requesting rezoning from **OL to CH**

15. **Z-7612 City of Tulsa**  
(CD 4) Location: Northwest corner of West Cameron Street and North Main Street requesting rezoning from **IL to CBD**

16. **CZ-513 Dewayne and Tara Mills**  
(County) Location: North of the northeast corner of West 16th Street and South 74th West Avenue requesting rezoning from **AG and IM to IM** to permit truck parking

17. **CZ-514 Ryan McCarty**  
(County) Location: South and east North of the southeast corner of East 161st Street South and South Yale Avenue
requesting rezoning from AG to AG-R for single-family residences (Related to Buffalo Springs Minor Subdivision Plat)

18. CZ-515 Ryan McCarty (County) Location: North and west of the northwest corner of East 181st Street South and South Yale Avenue requesting rezoning from AG to RE for single-family residential subdivision (Related to PUD-858 & Magnolia Heights Block 8-13 Preliminary Plat)

19. PUD-858 Ryan McCarty (County) Location: North and west of the northwest corner of East 181st Street South and South Yale Avenue requesting a new Planned Unit Development to permit a single-family residential subdivision (Related to CZ-515 & Magnolia Heights Block 8-13 Preliminary Plat)

PUBLIC HEARING-PLATS

20. Buffalo Springs (County) Minor Subdivision Plat and Modification to the Subdivision and Development Regulations to permit two flag lots, Location: South and east of the southeast corner of East 161st Street South and South Yale Avenue (Related to CZ-514)

21. 9100 & Mingo (CD 7) Preliminary Plat, Location: East of the southeast corner of East 91st Street South and South Mingo Road

22. Watercrest (CD 8) Preliminary Plat, Location: Northwest and southwest corners of East 131st Street South and South Sheridan Road

23. Magnolia Heights Blocks 8-13 (County) Preliminary Plat, Location: North and west of the northwest corner of East 181st Street South and South Yale Avenue (Related to CZ-515 & PUD-858)

OTHER BUSINESS

24. Commissioners' Comments

ADJOURN

CD = Council District

NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify the Tulsa Planning Office at 918-584-7526. Exhibits, petitions, pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained Tulsa Planning Office at INCOG. All electronic devices must be silenced during the Planning Commission meeting.
Visit our website at tulsaplanning.org  email address: esubmit@incog.org

**TMAPC Mission Statement:** The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region’s current and future residents.
Case Report Prepared by: Jay Hoyt

Owner and Applicant Information:
Applicant: Lou Reynolds
Property Owner: Ridge Park Apartment Ventures, LLC c/o BSR Trust, LLC

Location Map:
(shown with City Council Districts)

Applicant Proposal:
Concept summary: PUD minor amendment to reduce the required parking
Gross Land Area: 8.55 Acres
Location: North and East of the NE/c E 77th St S & S Yale Ave
7601 S Yale Pl
Development Area C-3

Zoning:
Existing Zoning: RS-3/PUD-190-A
Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: Existing Neighborhood
Growth and Stability Map: Stability

Staff Data:
TRS: 8310

Staff Recommendation:
Staff recommends approval.

City Council District: 8
Councilor Name: Phil Lakin Jr.

County Commission District: 3
Commissioner Name: Ron Peters
SECTION I: PUD-190-A-40 Minor Amendment

Amendment Request: Revise the PUD Development Standards to reduce the required parking.

The current development standard for parking in Area C-3 is to provide parking as required by the zoning code for the applicable use. This would equal 174 spaces. The original approved site plan for this site showed 208 spaces being provided. The project was constructed in 1982, but however did not provide 208 space, but rather 158. The applicant states that based on the current configuration of dwelling units in the apartment complex, the 158 spaces existing adequately serves the complex and are therefore requesting that the minimum parking required be reduced to 158.

Revised Standard:

Development Area C-3
Minimum Parking: 158 spaces

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.i.2.c(9) of the City of Tulsa Zoning Code.

"Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved standards and the character of the development are not substantially altered."

Staff has reviewed the request and determined:

1) PUD-190-A-40 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-190-A.

2) All remaining development standards defined in PUD-190-A and subsequent amendments shall remain in effect.

Exhibits included with staff report:
INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Applicant Exhibit A
Applicant Exhibit B
Applicant Site Plan

With considerations listed above, staff recommends approval of the minor amendment to reduce the required parking to a minimum of 158 spaces.
Exhibit “A”

Lot One (1), Block One (1), RIDGE PARK, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat No. 4131, LESS AND EXCEPT: A tract of land in Lot One (1), Block One (1), RIDGE PARK, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat No. 4131, more particularly described as follows, to-wit:

COMMENCING at the Northwest Corner of said Lot 1; THENCE along the West line of said Lot 1 South 01°14'08" East a distance of 740.65 feet to the POINT OF BEGINNING; THENCE South 46°14'08" East a distance of 55.25 feet; THENCE North 88°45'52" East a distance of 41.09 feet; THENCE along a curve to the left having a radius of 269.00 feet, a central angle of 10°59'55" a distance of 51.64 feet, the chord of said curve bearing North 83°15'55" East a distance of 51.56 feet; THENCE South 13°53'57" East a distance of 3.43 feet to a point on the South line of said Lot 1; THENCE along the South line of said Lot 1 and along a curve to the right having a radius of 320.00 feet, a central angle of 13°33'32" a distance of 75.73 feet, the chord of said curve bearing South 81°59'06" West a distance of 75.55 feet; THENCE along said South line South 88°45'52" West a distance of 27.21 feet; THENCE along a curve to the right having a radius of 30.00 feet, the central angle of 90°00'00" a distance of 47.12 feet, the chord of said curve bearing North 46°14'08" West a distance of 42.43 feet; THENCE North 01°14'08" West a distance of 16.39 feet to the POINT OF BEGINNING.
Exhibit B

The Applicant requests a Minor Amendment to PUD 190-A pursuant to Sections 30.010-I and 70.040-I of the Tulsa Zoning Code (the “Code”) to adjust the minimum parking requirement to reflect the existing conditions at the Ridge Park Apartments located at 7601 S. Yale Place (the “Project”).

Currently, the PUD requires the Project to meet the parking standard of the Code, or 174 parking spaces. The Site Plan for the Project, approved in 1981, provided 208 parking spaces. However, when the Project was constructed in 1982, it appears the 208 parking spaces were not provided and, survey records dating back to 1997 show a total of 158 parking spaces.

The Project has 100 dwelling units, 48 two-bedroom units and 52 one-bedroom units. The existing 158 parking spaces adequately serve the Project residents and have since the Project was constructed. Therefore, the Applicant requests that the minimum parking requirement for the Project be amended as follows. All other development standards of PUD 190-A shall remain the same.

Development Area C-3

Minimum parking: 158 spaces
**Case Report Prepared by:**
Jay Hoyt

**Location Map:**
(shown with City Council Districts)

![Location Map](image)

**Zoning:**
Existing Zoning: CO/Z-7140-SP-1
Proposed Zoning: No Change

**Comprehensive Plan:**
Land Use Map: Existing Neighborhood
Growth and Stability Map: Stability

**Case Number:** Z-7140-SP-1h
**Minor Amendment**

**Hearing Date:** July 7, 2021

**Owner and Applicant Information:**
Applicant: Gant Hinkle
Property Owner: TCGH, LLC.

**Applicant Proposal:**
Concept summary: Corridor minor amendment to reduce the side yard setback.

Gross Land Area: 0.11 acres

Location: West of the NW/c of W 85th Ct S & S Phoenix Pl W
Lot 10, Block 2 Hyde Park at Tulsa Hills

**Staff Recommendation:**
Staff recommends approval

**City Council District:** 2
**Councilor Name:** Jeannie Cue

**County Commission District:** 2
**Commissioner Name:** Karen Keith
SECTION I: Z-7140-SP-1h Minor Amendment

Amendment Request: Modify the Corridor Plan to reduce the side yard setback.

The current requirements for side yards within Hyde Park are either 0 ft on one side and 10 ft at the other or 5 ft at one side and 5 ft at the other. The applicant wishes to construct a home that utilizes the 0 ft and 10 ft option, but which encroaches into the 10 ft setback, as shown on the applicant site plans included. They propose to reduce the side yard setback from 10 ft to 9 ft to permit a home with the footprint as shown on the plan.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 25.040D.3.b(5) of the Corridor District Provisions of the City of Tulsa Zoning Code.

"Minor amendments to an approved corridor development plan may be authorized by the Planning Commission, which may direct the processing of an amended development plan and subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the approved development plan."

Staff has reviewed the request and determined:

1) The requested amendment does not represent a significant departure from the approved development standards in Z-7140-SP-1.

2) All remaining development standards defined in Z-7140-SP-1 and subsequent amendments shall remain in effect.

Exhibits included with staff report:
- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)
- Applicant Site Plans

With considerations listed above, staff recommends approval of the minor amendment request to reduce the side yard setback from 10 ft to 9 ft.
Z-7140-SP-1h

Subject Tract

18-12-14

Aerial Photo Date: February 2018

Note: Graphic overlays may not precisely align with physical features on the ground.
1236 W 85th Ct, Tulsa, OK 74132
BLK 2 LT 10 Hyde Park at Tulsa Hills
Site Plan Revision

SITE PLAN

SCALE: 1" = 20'

3' F&L/E
48.54'
37'-8"
16'-5"
111' U/E
15' B/L
10'-1"
SITE PLAN

SCALE: 1" = 20'

Drainage
Gravel
Silt Fence
Tight-line Guttering to Street
Case Report Prepared by:  
Jay Hoyt

<table>
<thead>
<tr>
<th>Case Number:</th>
<th>PUD-803-10 Minor Amendment</th>
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<tr>
<td>Hearing Date:</td>
<td>July 7, 2021</td>
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| Location Map: |
| (shown with City Council Districts) |

<table>
<thead>
<tr>
<th>Owner and Applicant Information:</th>
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<tbody>
<tr>
<td>Applicant: Julius Puma, Brian Green</td>
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<tr>
<td>Property Owner: EATR LLC &amp; Great Plains Land and Wildlife Conservation Corporation c/o EATR LLC</td>
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<tr>
<th>Applicant Proposal:</th>
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<tbody>
<tr>
<td>Concept summary: PUD minor amendment to allocate common livability space to individual lots and reduce amount required on each lot.</td>
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<tr>
<td>Gross Land Area: 17.47 acres</td>
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<tr>
<td>Location: South and East of the SE/c of E 121st St S &amp; S Yale Ave</td>
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<td>All of The Estates At The River III</td>
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<tr>
<th>Zoning:</th>
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<tbody>
<tr>
<td>Existing Zoning: RS-3/PUD-803</td>
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<td>Proposed Zoning: No Change</td>
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<th>Comprehensive Plan:</th>
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<tr>
<td>Land Use Map: New Neighborhood</td>
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<td>Growth and Stability Map: Growth</td>
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<th>Staff Data:</th>
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<tr>
<td>TRS: 7303</td>
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<tr>
<th>Staff Recommendation:</th>
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<tr>
<td>Staff recommends approval</td>
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<tr>
<th>City Council District:</th>
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<tr>
<td>8</td>
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<td>Councilor Name: Phil Lakin</td>
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<th>County Commission District:</th>
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<td>Commissioner Name: Ron Peters</td>
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SECTION I: PUD-803-10 Minor Amendment

Amendment Request:
Amend the development standards to allocate common livability space to individual lots and reduce the livability space required on each lot.

The applicant is proposing to allocate the common livability space from Reserve Area B of Estates at the River III to individual lots within Estates at the River III. They propose to transfer 23,200 sf of area found in Reserve Area B equally among the 58 lots of Estates at the River III, allocating 400 sf of livability space to each lot. The result being that each individual lot would be required 3,600 sf of livability space, as opposed to the currently required 4,000 sf. The allocation would be limited to lots within Estates at the River III with the allocation coming from Reserve Area B, also located within Estates at the River III.

Revised Development Standard:
Minimum Livability Space Per Lot: 3,600 sf

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.

"Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved standards and the character of the development are not substantially altered."

Staff has reviewed the request and determined:

1) The requested amendment does not represent a significant departure from the approved development standards in PUD-803.

2) All remaining development standards defined in PUD-803 and subsequent amendments shall remain in effect.

Exhibits included with staff report:
INCOG zoning case map
INCOG aerial photo

With considerations listed above, staff recommends approval of the minor amendment to allocate common livability space to individual lots and reduce the livability space required on each lot.
Case Report Prepared by:  
Jay Hoyt

Owner and Applicant Information:  
Applicant: Lou Reynolds  
Property Owner: American Southwest Properties, Inc.

Location Map:  
(shown with City Council Districts)

Applicant Proposal:  
Concept summary: Corridor minor amendment to remove floor area per use allocation.  
Gross Land Area: 14.99 acres  
Location: South and East of the SE/c of E 43rd St S & S 118th E Ave  
Lot 1, Block 3 Southpark Center

Zoning:  
Existing Zoning: CO/Z-6979-SP-1  
Proposed Zoning: No Change

Comprehensive Plan:  
Land Use Map: Employment  
Growth and Stability Map: Growth

Staff Recommendation:  
Staff recommends approval

Staff Data:  
TRS: 9429

City Council District: 7  
Councilor Name: Lori Deeter Wright

County Commission District: 1  
Commissioner Name: Stan Sallee
**SECTION I: Z-6979-SP-1a Minor Amendment**

**Amendment Request:** Modify the Corridor Plan to remove the floor area per use allocation.

The current requirements for floor area within the Corridor Plan provide a total of 125,560 sf of allowable floor area for the existing building and expansions, however this is divided into floor area for specific uses. 41,000 sf is allocated for Business, Trade and Technology Training and 84,560 sf is allocated to Uses permitted by right within SR and OM districts. The applicant intends to use the entire building for a Pre-k through 12th school. This use is allowed within the Corridor but would be limited by the current allocations. The applicant proposes to eliminate the allocations per uses. The 125,560 sf of total floor area would still remain in effect but would not be allocated to specific uses of the allowable uses in the corridor, enabling the proposed school to utilize the total floor area allowance.

**Staff Comment:** This request can be considered a Minor Amendment as outlined by Section 25.040D.3.b(5) of the Corridor District Provisions of the City of Tulsa Zoning Code.

"Minor amendments to an approved corridor development plan may be authorized by the Planning Commission, which may direct the processing of an amended development plan and subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the approved development plan."

Staff has reviewed the request and determined:

1) The requested amendment does not represent a significant departure from the approved development standards in Z-6979-SP-1.

2) All remaining development standards defined in Z-6979-SP-1 shall remain in effect.

Exhibits included with staff report:
- INCOG zoning case map
- INCOG aerial photo
- Applicant Exhibit A

With considerations listed above, staff recommends **approval** of the minor amendment request to remove the floor area per use allocation.
Z-6979-SP-1

Subject Tract

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021
The Applicant requests a Minor Amendment to Corridor Plan Z-6979-Sp-1 to remove the maximum floor area allocations in the existing building, located at 4343 S. 118th E. Ave. (the “Property”). The Property, located north and east of the northeast corner of South Garnett Road and the Broken Arrow Expressway, is approximately 14.98 acres with an existing, 2-story building that contains approximately 120,560 square feet.

The Permitted Uses in the Corridor Plan are (1) trade and technology training, (2) uses permitted by right within the SR (Scientific Research) District, and (3) uses permitted by right within the OM (Office-Medium) District. The Applicant intends to use the entire building as School (grades Pre-k through 12), which is a permitted use under the Corridor Plan. However, the Corridor Plan currently allocates the maximum permitted floor area between uses within the building, providing 41,000 square feet for Business, Trade and Technology Training and the remaining 84,560 square feet to the uses permitted by right in the SR and OM Districts.

The Applicant desires to eliminate the allocations of floor area among the Permitted Uses in the Corridor Plan so that the entire building may be used for any or all of the Permitted Uses, including, but not limited to a School (grades Pre-k through 12). Accordingly, the following language stricken below is hereby deleted in its entirety from the Corridor Plan. Except as amended below, all other development standards shall remain the same.

<table>
<thead>
<tr>
<th>Allocation of Maximum Floor Area:</th>
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<tbody>
<tr>
<td>Business, Trade and Technology Training</td>
<td>41,000 SF</td>
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<tr>
<td>Uses Permitted by Right within a SR District and the uses Permitted by right within an OM District</td>
<td>84,560 SF</td>
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| **Case Report Prepared by:** | **Case Number:** PUD-828-2  
**Minor Amendment** |
|-----------------------------|----------------------|
| Jay Hoyt                    | **Hearing Date:** July 7, 2021  
**Revised 7/6/2021** |

| **Location Map:**  
*(shown with City Council Districts)* |
|-----------------------------|

| **Zoning:**  
*Existing Zoning: RS-3/PUD-828  
Proposed Zoning: No Change* |
|-----------------------------|

| **Comprehensive Plan:**  
*Land Use Map: New Neighborhood  
Growth and Stability Map: Growth* |
|-----------------------------|

| **Owner and Applicant Information:**  
**Applicant:** Simmons Homes  
**Property Owner:** Same |
|-----------------------------|

| **Applicant Proposal:**  
*Concept summary: PUD minor amendment to reduce the required open space  
Gross Land Area: 0.17 Acres  
Location: North and West of the SW/c E 125th St S & S Sheridan Rd  
Lot 8, Block 5 The Enclave at Addison Creek* |
|-----------------------------|

| **Staff Recommendation:**  
**Staff recommends denial.** |
|-----------------------------|

| **Staff Data:**  
**TRS:** 7303 |
|-----------------------------|

| **City Council District:** 8  
**Councilor Name:** Phil Lakin Jr. |
|-----------------------------|

| **County Commission District:** 3  
**Commissioner Name:** Ron Peters |
|-----------------------------|
SECTION I: PUD-828-2 Minor Amendment

Amendment Request: Revise the PUD Development Standards to reduce the required open space.

The current development standard for open space on each lot within PUD-828 is 3,572 sf. The applicant is requesting to reduce this requirement for the subject lot to 3,400 sf. This would be a reduction of 172 sf or less than 5% reduction of the current required open space on the lot, which would be a minor reduction from the currently established standard.

A PUD must provide the minimum required open space of the underlying zoning either on the lot or in common areas of the development. The open space of the reserve areas of this development have already been distributed in minor amendment PUD-828-1, therefore the requested reduction in open space cannot be granted.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.

"Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved standards and the character of the development are not substantially altered."

Staff has reviewed the request and determined:

1) PUD-828-2 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-828.

2) Due to restrictions in the open space requirement for PUDs in the City of Tulsa Zoning Code, the request cannot be granted without violating the Zoning Code.

3) All remaining development standards defined in PUD-828 and subsequent amendments shall remain in effect.

Exhibits included with staff report:
INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)

With considerations listed above, staff recommends denial of the minor amendment to reduce the required open space on the subject lot.
Note: Graphic overlays may not precisely align with physical features on the ground.
**Case Number:** Z-6051-SP-2e  
**Minor Amendment**  
**Hearing Date:** July 7, 2021  
**Revised 7/6/2021**

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
**Applicant:** Mark Capron  
**Property Owner:** Mingo 83 LLC

**Location Map:**  
(Shown with City Council Districts)

**Applicant Proposal:**  
Concept summary: Corridor minor amendment to decrease east boundary setback and revise window requirements.  
Gross Land Area: 0.81 acres  
Location: East of SE/c S Mingo Rd and E 82nd Pl S  
Development Area B  
Part of Lot 4, Block 1 South Mingo Plaza

**Zoning:**  
Existing Zoning: CO/Z-6051-SP-2  
Proposed Zoning: No Change

**Comprehensive Plan:**  
Land Use Map: Mixed-Use Corridor  
Growth and Stability Map: Growth

**Staff Data:**  
**TRS:** 8418

**Staff Recommendation:**  
Staff recommends approval

**City Council District:** 7  
**Councilor Name:** Lori Deeter Wright

**County Commission District:** 3  
**Commissioner Name:** Ron Peters
SECTION I: Z-6051-SP-2e Minor Amendment

Amendment Request: Modify the Corridor Plan to decrease east boundary setback and revise window requirements.

Currently, the east boundary setback for Development Area B is 39 feet. The applicant is proposing to reduce this requirement to 20 feet to permit the construction of a new office building, as illustrated on the applicant’s site plan.

In addition, the applicant is proposing to revise the window standards for the subject lot. Currently windows on the south and east side are to be for decorative purposes only. The applicant proposes that windows on the second floor, east side and first 20 feet of the building west of the southeast corner be permitted with a minimum sill height of 6 feet in order to allow for natural lighting and limiting the site lines from within the building. Windows on the first floor are proposed to be permitted without the sill height restrictions as an 8 foot screening wall is required, which would block any views from those windows.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 25.040D.3.b(5) of the Corridor District Provisions of the City of Tulsa Zoning Code.

"Minor amendments to an approved corridor development plan may be authorized by the Planning Commission, which may direct the processing of an amended development plan and subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the approved development plan."

Staff has reviewed the request and determined:

1) The requested amendment does not represent a significant departure from the approved development standards in Z-6051-SP-2.

2) All remaining development standards defined in Z-6051-SP-2 and subsequent amendments shall remain in effect.

Exhibits included with staff report:
INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Applicant Site Plan
Applicant Elevations
Applicant Minor Amendment Text

With considerations listed above, staff recommends approval of the minor amendment request to decrease east boundary setback and revise window requirements.
Subject Tract Z-6051-SP-2e

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021
Part of Lot 4, Block 1
South Mingo Plaza – Z-6051-SP-2
Proposed Corridor Minor Amendment
Development Area ‘B’

The development parcel part of Lot 4, Block 1, South Mingo Plaza, a development east of the southeast corner of East 82nd Place South and South Mingo Road.

The current proposed concept site plan is attached.

The requested Minor Amendment would allow:

**Minimum Building Setbacks**

<table>
<thead>
<tr>
<th>From east boundary line of Development Area B</th>
<th>Current</th>
<th>Proposed Amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>39 ft</td>
<td>20 ft</td>
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</table>

**Windows**

Original Corridor Plan:
All windows on the south and east side of the building will be for decorative purposes only and it will not be possible to see outside of the building from the south or east side.

Proposed Amendment:
Windows on the second floor, east side of the building and first 20’ west of southeast corner of the building will have a sill height of 6”-0” above finished floor to allow in natural light and to obstruct site lines from within the building. Windows on the first floor will have no such restrictions as an 8’-0” screen wall is required.

All other provisions of the PUD shall remain in effect as previously approved by the City of Tulsa.
PROPOSED TWO-STORY OFFICE BUILDING
12,221 SQ. FT. TOTAL
<table>
<thead>
<tr>
<th><strong>Case</strong></th>
<th>Tri-Center Village</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Hearing Date</strong></td>
<td>July 7, 2021</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th>Nathan Foster</th>
</tr>
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<tr>
<td><strong>Owner and Applicant Information:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Applicant:</strong></td>
<td>Erik Enyart, Tanner Consulting</td>
</tr>
<tr>
<td><strong>Owner:</strong></td>
<td>MH Real Estate</td>
</tr>
</tbody>
</table>

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<tr>
<th><strong>Location Map:</strong> (shown with City Council Districts)</th>
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<td><img src="image" alt="Location Map" /></td>
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<tr>
<th><strong>Zoning:</strong></th>
<th>OM/PUD-533-C</th>
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</table>

<table>
<thead>
<tr>
<th><strong>Applicant Proposal:</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location:</strong></td>
<td>Southwest corner of East 26th Street South and Skelly Drive</td>
</tr>
<tr>
<td><strong>Summary:</strong></td>
<td>Adjust point of access on Skelly Drive to the southwest and remove previous point of access.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Staff Recommendation:</strong></th>
<th></th>
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<tbody>
<tr>
<td>Staff recommends <strong>approval</strong> of the change of access</td>
<td></td>
</tr>
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</table>

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<thead>
<tr>
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<th>5</th>
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<tr>
<td><strong>Councilor Name:</strong></td>
<td>Mykey Arthrell-Knezek</td>
</tr>
<tr>
<td><strong>County Commission District:</strong></td>
<td>2</td>
</tr>
<tr>
<td><strong>Commissioner Name:</strong></td>
<td>Karen Keith</td>
</tr>
</tbody>
</table>

| **EXHIBITS:** | Change of Access Exhibits |
Exhibit "A"
Part of Lot 6, Block 1
Tri-Center Village
Change of Access

Location Map

Tri-Center Village

Grizzly Mountain Mercantile

EXISTING PER TRI-CENTER PLAT
EAST SKELLY DRIVE

REVISED

331.45' ACCESS TO FRONTAGE ROAD ONLY
(WARRANTY DEED B5837, P1018)

416.49' LIMITS OF NO ACCESS PER TRI-CENTER VILLAGE PLAT

40' ACC

300' LIMITS OF NO ACCESS

339.30' LIMITS OF NO ACCESS

APPROVED: Kurt W. Kratt 6-25-21
TRAFFIC ENGINEER

05/19/2021 EENYART 19094 CHANGE OF ACCESS
WHEREAS, M-H Real Estate, LLC is the owner of that certain real property and premises described in the General Warranty Deed dated April 30, 2020, filed of record April 30, 2020 as Document # 2020038650 in the records of the County Clerk of Tulsa County, Oklahoma, and attached as Exhibit "A", incorporated herein by reference, in the city and/or county of Tulsa, Oklahoma, according to the recorded plat thereof, being more particularly described as follows:

LOT SIX (6), TRI-CENTER VILLAGE, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, LESS AND EXCEPT A TRACT OF LAND SITUATED IN LOT 6, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHEAST CORNER OF LOT THREE (3), SAID TRI-CENTER VILLAGE, SAID POINT BEING THE WEST RIGHT OF WAY LINE OF SOUTH 85TH EAST AVENUE; THENCE NORTH 00°37'30" WEST AND PARALLEL TO THE WEST LINE OF SAID LOT SIX (6) FOR 20.40 FEET; THENCE NORTH 60°37'30" WEST FOR 0.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET FOR 261.80 FEET; THENCE SOUTH 00°37'30" EAST FOR 12.57 FEET TO THE NORTHWHE CORNER OF LOT FOUR (4), SAID TRI-CENTER VILLAGE; THENCE SOUTH 00°37'30" EAST AND ALONG THE WEST LINE OF SAID LOT FOUR (4) FOR 8.00 FEET; THENCE SOUTH 89°34'25" WEST FOR 50.00 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID LOT SIX (6) A DISTANCE OF 243.34 FEET NORTHEASTERLY OF THE SOUTHEAST CORNER OF SAID LOT SIX (6); THENCE SOUTHEASTERLY ALONG A JOG IN SAID EASTERLY LINE A DISTANCE OF 25.00 FEET; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE A DISTANCE OF 388.25 FEET; THENCE SOUTH 51°19'53" WEST A DISTANCE OF 389.05 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT

THAT PORTION OF TRACT 'A' DESCRIBED AS FOLLOWS:
A TRACT OF LAND THAT IS PART OF LOT 6 OF TRI-CENTER VILLAGE, FORMERLY PLATTED AS HOLIDAY VILLAGE, A RE-SUBDIVISION OF LOT THREE (3) AND PART OF LOT TWO (2), BLOCK ONE (1), TRI-CENTER, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT NUMBER 4354 THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT THAT IS THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT SIX (6); THENCE N 45°25'35" W ALONG THE SOUTHWESTERLY LINE OF LOT SIX (6)
FOR 105.26 FEET; THENCE N 45°00'00" E ALONG A WESTERLY LINE OF LOT SIX (6) FOR 5.87 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY AND NORTHERLY ALONG SAID WESTERLY LINE ON A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 45°37'30" AND A RADIUS OF 143.87 FEET FOR 114.56 FEET TO A POINT OF TANGENCY; THENCE N 00°37'30" W ALONG SAID TANGENCY AND ALONG SAID WESTERLY LINE FOR 3.97 FEET TO A POINT THAT IS A CORNER OF LOT SIX (6), SAID POINT ALSO BEING THE SOUTHWESTERN CORNER OF LOT FIVE (5) OF SAID TRI-CENTER VILLAGE; THENCE N 89°34'25" E ALONG A NORTHERLY LINE OF LOT SIX (6) AND THE SOUTHERLY LINE OF SAID LOT FIVE (5) FOR 106.33 FEET TO A POINT THAT IS THE SOUTHEAST CORNER OF LOT FIVE (5); THENCE N 00°37'30" W ALONG A WESTERLY LINE OF LOT SIX (6) AND THE EASTERLY LINE OF LOT FIVE (5) AND LOT FOUR (4) OF TRI-CENTER FOR 133.00 FEET TO A POINT THAT IS THE NORTHEAST CORNER OF SAID LOT FOUR (4); THENCE S 89°34'25" W ALONG A SOUTHERLY LINE OF LOT SIX (6) AND THE NORTHERLY LINE OF LOT FOUR (4) FOR 106.33 FEET TO A POINT THAT IS A CORNER OF LOT SIX (6), SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT FOUR (4); THENCE N 00°37'30" W ALONG THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LOT FOUR (4) FOR 12.41 FEET; THENCE N 59°21'43" E FOR 0.00 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 95°47'01" AND A RADIUS OF 50.00 FEET FOR 83.59 FEET; THENCE N 89°34'25" E AND PARALLEL WITH THE NORTHERLY LINE OF LOT SIX (6) FOR 240.79 FEET; THENCE S 00°37'30" E AND PARALLEL WITH THE EASTERLY LINE OF SAID LOTS FOUR (4) AND FIVE (5) FOR 209.35 FEET TO A POINT ON THE NORTHWesterLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 44; THENCE S 52°15'33" W ALONG SAID RIGHT-OF-WAY LINE FOR 56.94 FEET TO A CORNER OF LOT SIX (6); THENCE S 48°34'30" W ALONG THE SOUTHEASTERLY LINE OF LOT SIX (6) FOR 243.34 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

NOW PLATTED AS GRIZZLY MOUNTAIN MERCANTILE, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA; and

WHEREAS, said owners desire to change the access points from East Skelly Drive to the above described property and,

WHEREAS, such change requires approval of the Tulsa Metropolitan Area Planning Commission; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission may approve such change of access with a favorable recommendation by the designated Engineer of the City of Tulsa or Tulsa County, Oklahoma.

NOW THEREFORE, the undersigned owners of the above named property in the City (and/or) County of Tulsa, Oklahoma according to the recorded plat thereof, does hereby change the access point(s) from its (their) present location as shown on the above named plat as recorded in the office of the County Clerk of Tulsa County, Oklahoma, as plat number 4354, to the location(s) as shown on the attached Exhibit A, which is incorporated herein by reference and made a part hereof for all purposes.

Page 2 of 3
The Tulsa Metropolitan Area Planning Commission by the affixing of its approval to this instrument does hereby stipulate and agree to such change and, that from and after the date of this consent, ingress and egress shall be permitted over, through and across the areas of access as shown on attached Exhibit 'B', which is incorporated herein by reference. The area of "access" as previously shown are hereby revoked and access to the property prohibited across said area. The area of limits of no access previously existing along the area of access now permitted by this change and consent is hereby expressly vacated, annulled and held for naught.

IN WITNESS WHEREOF, the parties have hereunto set their hands and affixed their seals this 28th day of April, 2021.

__________________________
Owner

__________________________
TMAPC

APPROVED:

__________________________
City/County Engineer

__________________________
TMAPC

STATE OF Kansas )
COUNTY OF Johnson ) SS

CORPORATE ACKNOWLEDGEMENT

Before me, the undersigned, a Notary Public in and for said County and State, on this 28th day of April, 2021, personally appeared Timothy R. Murphy, to me known to be the identical person(s) who subscribed the name of the maker thereof to the foregoing instrument as its Member and acknowledged to me that He executed the same as free and voluntary act and deed of such corporation, for the purposes therein set forth.

GIVEN under my hand and seal the day and year last above written.

My Commission Expires: 3-22-25

__________________________
Notary Public
Kim,

Please accept this email as a request for staff continuance to July 21st, 2021. All four cases listed above are related as part of a larger project and need to be heard together. Public notice for CPA-94 was incorrect and must be re-advertised.

Respectfully,

Dwayne Wilkerson, ASLA, PLA
Principal Planner | Current Planning
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9475
dwilkerson@incog.org
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dwilkerson@incog.org
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwayne Wilkerson</td>
<td>Applicant: Charles Onyechi</td>
</tr>
<tr>
<td></td>
<td>Property Owner: Same</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Location Map:</strong> (shown with City Council Districts)</th>
</tr>
</thead>
<tbody>
<tr>
<td>[Image of map showing city council districts]</td>
</tr>
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</table>

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<thead>
<tr>
<th><strong>Zoning:</strong></th>
<th><strong>Applicant Proposal:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing Zoning:</strong> CS</td>
<td><strong>Present Use:</strong> Commercial Shopping</td>
</tr>
<tr>
<td><strong>Proposed Zoning:</strong> Request: IL with optional development plan</td>
<td><strong>Proposed Use:</strong> Industrial Light</td>
</tr>
<tr>
<td><strong>Staff recommendation:</strong> CG with optional development plan</td>
<td><strong>Concept summary:</strong> Rezone existing site to support horticulture nursery use.</td>
</tr>
</tbody>
</table>

| **Tract Size:** 0.13 ± acres | **Location:** East of the Southeast corner of Mohawk Boulevard & North Columbia Avenue |

<table>
<thead>
<tr>
<th><strong>Comprehensive Plan:</strong></th>
<th><strong>Staff Recommendation:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Use Map:</strong> Mixed-Use Corridor</td>
<td>Staff recommends denial of IL zoning but recommends approval of CG zoning with the development plan outlined in section II of this staff report.</td>
</tr>
<tr>
<td><strong>Stability and Growth Map:</strong> Area of Growth</td>
<td>The applicant anticipated uses on this site will require City of Tulsa Board of Adjustment approval for a special exception for a horticulture nursery and low impact manufacturing.</td>
</tr>
</tbody>
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<table>
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<tr>
<th><strong>Staff Data:</strong></th>
<th><strong>City Council District:</strong> 1</th>
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<tr>
<td><strong>TRS:</strong> 0317</td>
<td><strong>Councilor Name:</strong> Vanessa Hall-Harper</td>
</tr>
<tr>
<td><strong>CZM:</strong> 22</td>
<td><strong>County Commission District:</strong> 1</td>
</tr>
<tr>
<td></td>
<td><strong>Commissioner Name:</strong> Stan Sallee</td>
</tr>
</tbody>
</table>
SECTION I: Z-7604
DEVELOPMENT CONCEPT:

- Repurpose the existing building.
- Industrial uses will be prohibited except those allowed by the City of Tulsa Board of Adjustment for light manufacturing facilities necessary for production of medical marijuana edibles using medical marijuana components processed elsewhere and a horticulture nursery.
- The repurposed building and site will conform to the provisions of the CG zoning district.
- Rezoning this site will require conformance with the subdivision regulations if zoning is approved.

EXHIBITS:
INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:
Building floor plan

DETAILED STAFF RECOMMENDATION:

The CG district is primarily intended to accommodate established commercial uses, while providing protection to adjacent residential areas. The grouping of compatible commercial and light industrial uses.

The applicant requested IL zoning with the application associated with Z-7604 but setback limitations in an IL district on a very small site would create an unusable site and many uses allowed in an IL district are not compatible with the expected land use development in the area. Staff supports CG zoning with optional development plan allowing certain uses in a CG district that are consistent with a Mixed-Use Land Use designation in the Tulsa Comprehensive Plan and,

CG zoning with use limitations identified in the development plan along with supplemental regulations in the zoning code are consistent with expected future development patterns in the area and,

The development plan outlined in Section II below is consistent with the provisions of the Tulsa Zoning Code therefore,

Staff recommends Approval of Z-7604 to rezone property from CS to CG with the optional development plan standards outlined in Section II.

Staff recommends Denial of Z-7604 to rezone property from CS to IL as requested by the applicant.

SECTION II: OPTIONAL DEVELOPMENT PLAN STANDARDS

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in a CG district with its supplemental regulations except as further refined below. All
uses categories, subcategories or specific uses and residential building types that are not listed in the following permitted uses categories are prohibited:

**PERMITTED USE CATEGORIES**

**PUBLIC, CIVIC AND INSTITUTIONAL**
- College or University
- Day Care
- Hospital
- Library or Cultural Exhibit
- Religious Assembly
- Safety Service
- Utilities and Public Service Facility
  - Minor
- Wireless Communication Facility
  - Freestanding tower
  - Building or tower-mounted antenna

**COMMERCIAL**
- Animal service
  - Boarding or shelter
  - Grooming
  - Veterinary
- Broadcast or Recording Studio
- Commercial Service
  - Building service
  - Business support service
  - Consumer maintenance/repair service
  - Personal improvement service
- Lodging
  - Campgrounds and RV parks
  - Hotel/motel
- Office
  - Business or professional office
  - Medical, dental or health practitioner office
  - Plasma center
- Restaurants and Bars
  - Restaurant
- Retail Sales
  - Building supplies and equipment
  - Consumer shopping goods
  - Convenience goods
  - Grocery Store
  - Small Box Discount Store
  - Medical Marijuana Dispensary
- Self-service Storage Facility
- Studio, Artist, or Instructional Service
- Trade School
- Vehicle Service (sales not allowed)
  - Commercial vehicle repair / maintenance
  - Fueling station
  - Personal vehicle repair / maintenance
  - Vehicle part and supply sales
Vehicle body and paint finishing shop

WHOLESALE, DISTRIBUTION. & STORAGE
Wholesale Sales and Distribution

INDUSTRIAL
Low-impact Manufacturing & Industry but limited to production of medical marijuana edibles using medical marijuana components processed elsewhere. (This use must also receive approval by the City of Tulsa Board of Adjustment through the special exception process.)

AGRICULTURAL
Community Garden
Farm, Market- or Community-supported Horticulture Nursery (This use must also receive approval by the City of Tulsa Board of Adjustment through the special exception process.)

OTHER
Drive-in or Drive-through Facility (as component of an allowed principal use)

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: IL zoning can be expected in some mixed-use corridor areas in certain circumstances however this site is very small and abuts residential properties on the southeast corner of the site which creates setbacks that will be self-imposed. Self-imposed variances are generally discouraged at the Board of Adjustment and conflicts with the variance standards identified in the zoning code.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor
A Mixed-Use Corridor is a plan category used in areas surrounding Tulsa's modern thoroughfares that pair high-capacity transportation facilities with housing, commercial, and employment uses. The streets usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods.

Areas of Stability and Growth designation: Area of Growth
The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also,
several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Transportation Vision:

*Major Street and Highway Plan:* None except the residential collector designation.

*Trail System Master Plan Considerations:* None

*Small Area Plan:* None

*Special District Considerations:* None

*Historic Preservation Overlay:* None

**DESCRIPTION OF EXISTING CONDITIONS:**

*Staff Summary:* An existing building will remain on site and that building is expected to be converted to an agriculture grow operation.

**Environmental Considerations:** None that affect site re-development.

**Streets:**

<table>
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<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tr>
<td>Mohawk Blvd</td>
<td>Residential Collector</td>
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REVISED 7/1/2021
Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

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<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<td>North</td>
<td>RS-3</td>
<td>New Neighborhood</td>
<td>Growth</td>
<td>Residential</td>
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<td>East</td>
<td>CS and RS-3</td>
<td>Mixed Use Corridor</td>
<td>Growth</td>
<td>Vacant</td>
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<td>South</td>
<td>CS and RS-3</td>
<td>Mixed Use Corridor</td>
<td>Growth</td>
<td>Automotive sales, service and possibly salvage.</td>
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<tr>
<td>West</td>
<td>CS</td>
<td>Mixed Use Corridor</td>
<td>Growth</td>
<td>Automotive Sales and Service</td>
</tr>
</tbody>
</table>

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11802 dated June 26, 1970 established zoning for the subject property.

Subject Property:

No Relevant History.

Surrounding Property:

BOA-23058 January 2021: The Board of Adjustment approved a Special Exception to permit Moderate-Impact Medical Marijuana processing in the IL District, subject to a conceptual plan presented at the Board meeting. The site is located at 2623 East 36th Street North.

Z-7307 August 2015: All concurred in approval of a request for rezoning a 11.21+ acre tract of land from RMH to AG for agricultural use, on property located north of East Mohawk Boulevard between North Birmingham Avenue and North Columbia Avenue.

BOA-20847 February 2009: The Board of Adjustment approved a Special Exception to permit a manufactured home in the RS-3 district and a Special Exception to permit the manufactured home in the RS-3 district for a period of thirty years, subject to the home being set on a permanent foundation, according to manufacturing specifications with tie downs and tying into all existing utilities, there will be a rock or brick wainscot covering the concrete block around the perimeter, a porch will be constructed on the front utilizing a pitched roof and this porch shall be as noted on the plan received today, there shall be a concrete or asphalt driveway from Mohawk Boulevard to the manufactured home with parking for at least two automobiles either stacked or singularly, before this home is set the concrete fence shall be removed or brought back to no more than 4 ft in height, and all debris and clutter particularly along Mohawk Boulevard including the remains of ranch and rail fencing shall be removed, on property located at 2711 East Mohawk Boulevard.

BOA-17617 January 1997: The Board of Adjustment approved a Special Exception to permit an existing nursing home in accordance with as-built survey and in accordance with non-conforming status of initial construction and previous Board permitting expansions as it pertains
to setbacks and landscaping, and a Special Exception to modify screening requirements, per plan submitted, on property located at the northeast corner of 36th Street North and Columbia.

**BOA-15083 March 1989:** The Board of Adjustment approved a Special Exception to allow or the expansion of an existing nursing home in an RS-3 District and to approve a Variance of the lot frontage from 50' to 37' to allow for a lot split, per plot plan submitted, finding that the 37' of land fronting Columbia Avenue was purchased by the owner to allow the existing building to be located within his ownership and maintain a reasonable setback, on property located at the northeast corner of 36th Street North and Columbia Avenue.

**BOA-13177 June 1984:** The Board of Adjustment approved a Special Exception to permit Use Unit 17 in a CS district under the provisions of Section 1680, a Variance of the required screening from an abutting R district, and a Variance to permit open air storage or display within 300' of an adjoining R district, subject to it being restricted to auto sales only, and subject to any lighting that is erected being directed inward onto the property, on property located at east of the southeast corner of Columbia Avenue and Mohawk Boulevard.

**BOA-12089 July 1982:** The Board of Adjustment approved a Variance to waive the screening requirement so long as the ownership remains with this applicant, a Variance of the parking requirements and that the applicant will asphalt two (2) parking spaces, and a Variance of the frontage requirements from 50' to 20', on property located at 3839 North Columbia Avenue.

**Z-4804 November 1977:** All concurred in approval of a request for rezoning a 4± acre tract of land from RD to CG for a garage, on property located north of Mohawk Boulevard on North Columbia Avenue.

**Z-4670 January 1975:** All concurred in approval of a request for rezoning a .5± acre tract of land from RS-3 to CS for a plumbing shop, on property located north of the northeast corner of 36th Street North and Columbia Avenue.

**BOA-06562 February 1970:** The Board of Adjustment approved CDP No. 79, under the provisions of Section 18, on property located at the northwest corner of Columbia Avenue and Mohawk Boulevard, subject to the following conditions:

1. That a shrubbery screen along the North and East Boundaries of the project be a condition of approval.
2. That the CDP text and plot plan be conditions of approval.
3. That no commercial uses be permitted within the project excepting the customary management office recreational facilities, laundry, and vending services, to be located in the recreation and service area so designated on the plot plan.
4. That a subdivision plat be approved and filed of record in the County Clerk's office before any building permits are issued.
5. That a free-standing sign be permitted along Mohawk Boulevard to identify the park, a maximum of 15 feet in height and 48 square feet in area (6x8) and no flashing lights.

CDP No. 79 has since been expired, pursuant to Section 204 of the 1970 zoning code.

**BOA-05195 September 1966:** The Board of Adjustment granted permission to erect an accessory building to be used as a laundry building for Black's Nursing Home in a U-2-B district, on property located on the west 106 feet of the east half of Lot 8, Barrett-Evans Subdivision.
BOA-02873 September 1956: The Board of Adjustment granted permission to operate a nursing home, on property located on the west 106 feet of the east half of Lot 8, Barrett-Evans Subdivision.
Z-7604 with Optional Development Plan

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018
Note: Graphic overlays may not precisely align with physical features on the ground.
SUBJECT TRACT
LAND USE PLAN
MIXED-USE CORRIDOR

Land Use Plan Categories
- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor

Z-7604
with Optional Development Plan
Growth and Stability

- Area of Growth
- Area of Stability

Z-7604
with Optional Development Plan
Case Report Prepared by:
Dwayne Wilkerson

Location Map:
(shown with City Council Districts)

Zoning:
Existing Zoning: OL
Proposed Zoning: CH

Comprehensive Plan:
Land Use Map: Mixed-Use Corridor
Stability and Growth Map: Area of Growth

Owner and Applicant Information:
Applicant: Rob Coday
Property Owner: Heitman & Sons Inc

Applicant Proposal:
Present Use: Vacant
Proposed Use: Coffee Shop/Small Bakery
Concept summary: Expanding existing business opportunities to include site that is currently zoned OL.
Tract Size: 0.17 ± acres
Location: Southwest corner of East Apache Street & North St. Louis Avenue

Staff Recommendation:
Staff recommends approval.

Case Number: Z-7611
Hearing Date: July 7, 2021

City Council District: 1
Councilor Name: Vanessa Hall-Harper
County Commission District: 1
Commissioner Name: Stan Sallee
SECTION I: Z-7611

DEVELOPMENT CONCEPT: Open a coffee shop and small bakery, rezone part of the property from OL to CH to be consistent with the property abutting the site north and east of the site.

EXHIBITS:
- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map

Applicant Exhibits:
- None included.

DETAILED STAFF RECOMMENDATION:

The CH district is primarily intended to accommodate high-intensity commercial and related uses primarily in the core area of the city, encourage use of properties and existing buildings along older commercial corridors and minimize encroachment and adverse land use impacts on stable residential neighborhoods.

Z-7611 request CH zoning. Those uses and lot and building regulations are consistent with the land use designation in the comprehensive plan and,

Supplemental regulations identified in the zoning code provide adequate guidance for redevelopment of this property abutting a residential neighborhood and,

The area of growth identified in the comprehensive plan anticipated future redevelopment opportunities at this site therefore,

Staff recommends Approval of Z-7611 to rezone property from OL to CH.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The uses allowed in a CH district are consistent with the Mixed Use Corridor at this location.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

A Mixed-Use Corridor is a plan category used in areas surrounding Tulsa’s modern thoroughfares that pair high-capacity transportation facilities with housing, commercial, and employment uses. The streets usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods.
Areas of Stability and Growth designation: Area of Growth
The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile."

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: Healthy Neighborhood Overlay provides adequate guidance for distribution of small box discount stores. CH zoning allows that use but spacing requirements provided in that district prevent a proliferation.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is an accessory parking lot for a vacant restaurant.

Environmental Considerations: None that would affect site redevelopment.

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Utilities:
The subject tract has municipal water and sewer available.
Surrounding Properties:

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<th>Existing Land Use Designation</th>
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SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11809 dated June 26, 1970 established zoning for the subject property.

Subject Property:

SA-3 April 2018: All concurred in approval at city council (TMPAC recommended denial) to apply supplemental zoning, HNO (Healthy Neighborhoods Overlay), to multiple properties within the plan area boundaries of Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan), 36th Street North Corridor Small Area Plan, and The Crutchfield Neighborhood Revitalization Master Plan (related to ZCA-7). This overlay covers the subject property and all surrounding properties.

Surrounding Property:

BOA-22752 October 2019: The Board of Adjustment accepted a Verification of Spacing to permit a medical marijuana dispensary, on property located at 1511 East Apache Street North.

BOA-22518 October 2018: The Board of Adjustment accepted a Verification of Spacing to permit expansion of the existing liquor store, on property located at 1532 East Apache Street North.

BOA-22231 May 2017: The Board of Adjustment approved a Special Exception to permit a Public, Civic, and Institutional/Religious Assembly use in an RS-2/OL District and denied a Variance to allow a parking area within the required street building setback, subject to conceptual plan 10.11 less the parking layout in front of the building on the west side of the building, on property located at 2607 & 2615 North Rockford Avenue East.

Z-7168 June 2011: All concurred in approval of a request for rezoning a .2± acre tract of land from OL to CS for a restaurant use, on property located at the southeast corner of East Apache Street and North Rockford Avenue.

BOA-19701 January 2004: The Board of Adjustment approved a Special Exception to allow a church and church related uses (Use Unit 5), a Variance to allow parking to be located on a lot other than the lot containing the principal use, subject to a tie agreement, and a Variance of the required one acre lot size, finding the hardship to be this will help the church meet the parking requirements, and finding it will not cause substantial detriment to the public good or impair the
purposes, spirit, and intent of the Code, or the Comprehensive Plan, on property located at 2630 North Rockford.

**BOA-14201 September 1986**: The Board of Adjustment approved a Variance of the required setback from the centerline of North St. Louis from 50’ to 41’ to permit converting a residence to office use, finding that the building in question aligns with other structures in the block, with some being closer to the street, on property located at 2611 North St. Louis.

**BOA-09760 December 1977**: The Board of Adjustment approved a Variance to permit enlarging a residence in a CH District as presented, on property located at 1550 East Apache Street.

**BOA-04405 July 1964**: The Board of Adjustment granted a request to extend a non-conforming use in a U-3-B District and to extend the building to the property line, on property located on Lot 1, Block 1, College Ann Addition.
Case Report Prepared by: Dwayne Wilkerson

Owner and Applicant Information:
Applicant: City of Tulsa
Property Owner: Tulsa Parking Authority

Applicant Proposal:
Present Use: Parking
Proposed Use: Mixed-Use
Concept summary: Rezone from IL to CBD to support broad range of development opportunities.
Tract Size: 0.96 ± acres
Location: Northwest corner of West Cameron Street and North Main Street

Zoning:
Existing Zoning: IL
Proposed Zoning: CBD

Comprehensive Plan:
Land Use Map: Downtown Neighborhood
Stability and Growth Map: Area of Growth

Staff Recommendation:
Staff recommends approval.

City Council District: 4
Councilor Name: Kara Joy McKee
County Commission District: 2
Commissioner Name: Karen Keith
SECTION I: Z-7612

DEVELOPMENT CONCEPT: Rezoning to support a mixed-use development that is consistent with the downtown neighborhood concept identified in the comprehensive plan.

EXHIBITS:
- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map

Applicant Exhibits:
None included.

DETAILED STAFF RECOMMENDATION:

The CBD district is primarily intended to accommodate and encourage the most desirable, most productive, most intense use of land, without regard to the regulation of building height, floor area, land coverage and parking requirements, within the central core area of the city and encourages a diversity of high-intensity uses that mutually benefit from close proximity to, and from the available services of, the high transportation carrying capacity afforded by locations within the boundaries of the Inner Dispersal Loop and reserve and promote the public and private investment of the existing central core area.

The request to change zoning from IL to CBD is consistent with the downtown neighborhood land use designation and,

The uses, building height and density allowed in a CBD zoning classification are consistent with the expected development of this area therefore,

Staff recommends Approval of Z-7612 to rezone property from IL to CBD.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Rezoning to CBD zoning will support future opportunities for a mixed-use development that is consistent with the downtown neighborhood concept identified in the comprehensive plan.

Land Use Vision:

Land Use Plan map designation: Downtown Neighborhood
Downtown Neighborhoods are located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium- to high-rise mixed use residential areas. Downtown Neighborhoods are primarily pedestrian-oriented and are well connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.
Areas of Stability and Growth designation: Area of Growth

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Surface parking.

Environmental Considerations: None that would affect site redevelopment

Streets:

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<td>East Boulder</td>
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Utilities:

The subject tract has municipal water and sewer available.
SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11814 dated June 26, 1970 established zoning for the subject property.

Subject Property:

No Relevant History.

Surrounding Property:

**BOA-22747 September 2019:** The Board of Adjustment approved a Special Exception to allow Low-impact Manufacturing and Industry uses in the CBD District. The use is to be limited to those uses shown on the handout from the applicant and uses shown on page 16.22 of the agenda packet, on property located at 320 North Boston Avenue East.

**BOA-22613 April 2019:** The Board of Adjustment approved a Special Exception to allow an Industrial/Low-impact Manufacturing and Industry for medical marijuana processing in the CBD District, subject to conceptual plans 7.11 and 7.13 of the agenda packet, on property located at 15 East Mathew Brady Street North.

**BOA-22500 August 2018:** The Board of Adjustment denied a Special Exception to permit low-impact manufacturing and industry in a CBD District, on property located at 9 West Mathew Brady Street North.

**BOA-22056 April 2016:** The Board of Adjustment approved a Special Exception to allow an outdoor commercial assembly and entertainment use in a CBD district, subject to conceptual plan 9.10, on property located at 421 North Boulder Avenue.

**BOA-21833 January 2015:** The Board of Adjustment accepted a Verification of Spacing for an Adult Entertainment Establishment from a public park, school, or church and R districts, on property located at 209 North Boulder Avenue West.

**BOA-21694 April 2014:** The Board of Adjustment accepted a Verification of Spacing for an Adult Entertainment Establishment from a public park, school, or church and R districts, on property located at 402 North Boulder Avenue West.
BOA-21647 October 2013: The Board of Adjustment **accepted** a *Verification of Spacing* for an Adult Entertainment Establishment from a public park, school, or church and R districts, on property located at 421 North Boulder Avenue West.

BOA-21389 February 2012: The Board of Adjustment **accepted** a *Verification of Spacing* for an Adult Entertainment Establishment from a public park, school, or church and R districts, on property located at 13 East Brady Street North.

BOA-20207 February 2006: The Board of Adjustment **accepted** a *Verification of Spacing* for a bar/nightclub- public entrance doors located at least 50 feet from R district and use located a minimum 300 feet from public park, school, or church as submitted, on property located at 222 North Main Street.

BOA-20144 November 2005: The Board of Adjustment **accepted** a *Verification of Spacing* for an Adult Entertainment Establishment from a public park, school, or church and R districts, on property located at 409 North Main Street.

Z-6598 December 1997: All concurred in **approval** of a request for *rezoning* a 14± acre tract of land from IL to CBD for various uses, on property located east of North Boulder Avenue, south to the Burlington Railroad and bounded on the north by the IDL.

Z-6607 November 1997: All concurred in **approval** of a request for *rezoning* a 6± acre tract of land from IL to CBD for various uses, on property located between North Main Street and North Denver; East Archer to East Cameron Street.

Z-5977 September 1984: All concurred in **approval** of a request for *rezoning* a 650± acre tract of land from CH to CBD for various commercial and office uses, on all CH zoned properties located within the Inner Dispersal Loop (IDL).

BOA-11777 January 1982: The Board of Adjustment **approved** an *Exception* to manufacture pump parts for oil well pumpers in a CH District as presented, on property located at 223 North Main Street.

BOA-10018 June 1978: The Board of Adjustment **approved** an *Exception* for permission to use property for a restaurant, dance hall, night club, cabaret, special entertainment, dancing and private club in an IL District, on property located on the northwest corner of Brady Street and Boulder Avenue.

BOA-07007 May 1971: The Board of Adjustment **approved** an *Exception* to permit light manufacturing (fabrication of basically 10-gauge metal into panel bands that involve the use of a Shear, Press Brake, Punch Presses, Welding and Painting equipment), subject to a plot plan (Exhibit “J-1”), on property located at the southwest corner of the M.K. & T. railroad and Boston Avenue.

BOA-06902 February 1971: The Board of Adjustment **approved** a *Variance* to permit a dance hall, a self-service laundry, and a restaurant in an IL district, on property located at 218-224 North Main Street.
Note: Graphic overlays may not precisely align with physical features on the ground.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018
Land Use Plan Categories
- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Town Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor

SUBJECT TRACT
LAND USE PLAN:
DOWNTOWN NEIGHBORHOOD

Z-7612
19-12 2

15.9°
**Tulsa Metropolitan Area Planning Commission**

**Case Report Prepared by:**
Jay Hoyt

**Case Number:** CZ-513

**Hearing Date:** July 7, 2021

**Owner and Applicant Information:**

*Applicant:* Dewayne & Tara Mills

*Property Owner:* Same

**Location Map:** (shown with County Commission Districts)

**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Truck Parking

*Concept summary:* Rezone from AG/IM to IM to permit truck parking on the subject tract

*Tract Size:* 2 ± acres

*Location:* North of the Northeast corner of West 16th Street South & South 74th West Avenue

**Zoning:**

*Existing Zoning:* AG/IM

*Proposed Zoning:* IM

**Comprehensive Plan:**

*Land Use Map:* Industrial/Regional Employment

*Stability and Growth Map:* N/A

**Staff Data:**

*TRS:* 9207

*CZM:* 35

**Staff Recommendation:**

Staff recommends approval.

**County Commission District:** 2

*Commissioner Name:* Karen Keith

*REVISED 6/30/2021*
SECTION I: CZ-513

DEVELOPMENT CONCEPT: The applicant is proposing to rezone from AG/IM to permit a truck parking facility on the subject lot. The site is located within the Industrial/Regional Employment Land Use designation of the Tulsa County Comprehensive Plan and City of Sand Springs 2030 Land Use Master Plan. This designation represents the highest intensity land use within the Sand Springs Plan area and calls for industrial activity to be targeted around existing patters of industrial activity. The general pattern adjacent to the subject lot are current industrial uses. The proposed truck parking facility would be compatible with this pattern and the surrounding uses.

EXHIBITS:
- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Comprehensive Plan Land Use Map

DETAILED STAFF RECOMMENDATION:

CZ-513 is non-injurious to surrounding proximate properties;

CZ-513 is compatible with the Industrial/Regional Employment Land Use designation of the Tulsa County Comprehensive Plan;

CZ-513 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-513 to rezone property from AG/IM to IM.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the fenceline of the City of Sand Springs and is designated as Industrial/Regional Employment. The City of Sand Springs 2030 Land Use Master Plan was adopted as part of the Tulsa County Comprehensive Plan on October 26, 2020. At the beginning of the update, the City of Sand Springs Planning Department embarked on a community outreach effort to engage citizens in the Comprehensive Planning process. They initiated a community survey that was available in electronic format via social media and the City's website. The survey was also available in a hard copy that citizens could acquire at several locations. A web based Interactive map was launched to obtain citizen participation in creating the Plan. In addition to citizens, significant landowners, political leaders, city staff, the real estate community, Sand Spring Public Schools, and other stakeholders gave their input into the creation of the Sand Springs 2030 Land Use Master Plan.

Land Use Vision:

Land Use Plan map designation: Industrial/Regional Employment

The Industrial/Regional Employment Land Use District represents the highest intensity of Land use in Sand Springs. The Plan calls for industrial uses to be targeted around existing patterns of industrial activity. Most of Sand Springs' current industrial activity includes light industrial, warehousing, storage facilities, small manufacturing shops, and numerous larger manufacturing and industrial uses. Some of
the larger uses are in the manufacturing of steel pipes, fabrication, and oil refinement industries. Historically, Sand Springs has been a manufacturing community full of industry, but with economic, technological, and numerous other factors, the community has seen a downturn in industrial industry jobs in recent years. Some higher intensity commercial uses may be appropriate in the Industrial/Regional Employment Use District. These may include higher intensity auto and truck repair, truck rental facilities, lumber yards, etc., but other commercial uses, when located in appropriate areas, should be considered as many industrial areas are being cleared for redevelopment or are being underutilized.

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: The subject tract is accessed by S 74th W Ave, which does not have a designation.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The subject tract is currently vacant.

Environmental Considerations: The site is located within the Tulsa County 500 year floodplain.

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Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

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SECTION III: Relevant Zoning History

ZONING ORDINANCE: Resolution number 98254 dated September 15, 1980 established zoning for the subject property.

Subject Property:

No Relevant History.

Surrounding Property:

Z-4877 June 1976: All concurred in approval of a request for rezoning a 2.89± acre tract of land from RM-2 to IL for a welding shop, on property located at the northwest corner and north and east of the northeast corner of West 16th Street and South 73rd West Avenue.

CBOA-01356 July 1995: The Board of Adjustment approved a Special Exception to permit a single-wide mobile home in an RM-2 district permanently, subject to a building permit and Health Department approval, and subject to skirting and tie-downs being installed, finding the use to be appropriate for the area, on property located at 1504 South 74th West Avenue.

CBOA-00654 May 1986: The Board of Adjustment approved a Special Exception to permit a mobile home in an RM-2 zoned district, subject to Building Permit and Health Department approval, subject to skirting being installed, finding that there are other mobile homes in the neighborhood and that the granting of the special exception will not cause substantial detriment to the area, on property located at the northeast corner of South 74th West Avenue and 16th Street South.
Note: Graphic overlays may not precisely align with physical features on the ground.
LEGEND

Sand Springs
Future Land Use

- Commercial
- Industrial/Regional Employment
- Parks/Open Space
- Public/Quasi Public
- Residential
- Transitional

CZ-513
19-12 07
**Case Report Prepared by:**
Jay Hoyt

**Case Number:** CZ-514

**Hearing Date:** July 7, 2021

**Owner and Applicant Information:**
- **Applicant:** Ryan McCarty
- **Property Owner:** Buffalo Acquisitions, LLC

**Location Map:**
(Shown with County Commission Districts)

**Applicant Proposal:**
- **Present Use:** Vacant
- **Proposed Use:** Residential/Agriculture
- **Concept summary:** Rezone from AG to AG-R for single-family residences.
- **Tract Size:** 17.34 ± acres
- **Location:** South & East of the Southeast corner of East 161st Street South & South Yale Avenue

**Zoning:**
- **Existing Zoning:** AG
- **Proposed Zoning:** AG-R

**Comprehensive Plan:**
- **Land Use Map:** Low Density Residential / Neighborhood Commercial
- **Stability and Growth Map:** N/A

**Staff Data:**
- **TRS:** 7327
- **CZM:** 67, 66

**County Commission District:** 3
- **Commissioner Name:** Ron Peters

**Staff Recommendation:**
Staff recommends approval.
SECTION I: CZ-514

DEVELOPMENT CONCEPT: The applicant is proposing to rezone from AG to AG-R in order to construct single family residences with agricultural uses allowed. The proposed plat layout provided by the applicant shows the subject lot being divided into 7 lots ranging in size from approximately 1.9 to 2.9 acres. If AG-R zoning is approved, it would allow lots with a minimum 1.1 acre area. These lots would be established as part of the platting process required with rezoning or if splitting the subject lot into more than four lots. The site is primarily located within the Rural Residential designation of the Tulsa County and City of Bixby Comprehensive Plans. The portions near the intersection of S Yale Ave and E 161st St S contain areas of Neighborhood Commercial. Given the current zoning of the area, current use and anticipated use, the proposal to rezone the subject lot to AG-R would be compatible with the development pattern of the area.

EXHIBITS:
- INCOG Case map
- INCOG Aerial
- Comprehensive Plan Land Use Map
- Applicant Exhibits:
  - Proposed Plat Layout

DETAILED STAFF RECOMMENDATION:

CZ-514 is non-injurious to surrounding proximate properties;

CZ-514 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-514 to rezone property from AG to AG-R.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the fenceline of the City of Bixby and is designated as Low Density Residential and Neighborhood Commercial. The City of Bixby’s Comprehensive Plan – Bixby 2030 Our Vision, Our Future was adopted as part of the Tulsa County Comprehensive Plan on August 15, 2019. The Plan follows the City of Bixby’s fenceline which includes unincorporated areas of Tulsa County. A city’s fenceline is an area preserved for future annexation by virtue of a narrow annexation strip which encloses the area of municipal influence and prevents annexation by other cities. One of the most critical components of a comprehensive plan update is community engagement. Participation by a broad cross section of interests increases the likelihood that the plan’s goals and policies will be based on community consensus, which increases the likelihood for successful plan implementation. Gaining community input was achieved through the following public engagement efforts: Stakeholder Interviews, Steering Committee Meetings, Community Kiosks, Informal Brochures, Project Website, Surveys, and Public Workshops.
Land Use Vision:

*Land Use Plan map designation:* Low Density Residential / Neighborhood Commercial

Low Density Residential

The Low Density Residential designation denotes areas on the fringe of the urbanized area of the City. Development in this designation should remain low in density and mostly consist of detached single-family units. Although, this designation may allow land uses that support neighborhood functions, such as parks and neighborhood scaled shops that are cohesive with the residential character.

Neighborhood Commercial

The Neighborhood Commercial designation denotes areas that provide goods and services to meet the frequent shopping needs of residents. Development shall have access to major roads and provide opportunities for walking and biking from nearby residential areas.

*Areas of Stability and Growth designation:* N/A

Transportation Vision:

*Major Street and Highway Plan:* E 161st St S & S Yale Ave are designated as Secondary Arterials

*Trail System Master Plan Considerations:* None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

**DESCRIPTION OF EXISTING CONDITIONS:**

*Staff Summary:* The subject tract is currently vacant agricultural land.

Environmental Considerations: None

Streets:

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<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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</thead>
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<td>E 161st St S</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
<td>2</td>
</tr>
<tr>
<td>S Yale Ave</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
<td>2</td>
</tr>
</tbody>
</table>

Utilities:

The subject tract has municipal water available. Sewer is to be provided by utilizing an ODEQ approved septic system.
### SECTION III: Relevant Zoning History

**History: CZ-514**

**ZONING ORDINANCE:** Resolution number 98254 dated September 15, 1980 established zoning for the subject property.

**Subject Property:**

**BOA-08552 April 1975:** The Board of Adjustment approved an Exception for permission to drill for oil and gas for a period of 5 years on two separate properties in the AG District, on properties located at the southeast corner of 161st Street and Yale, and at the southeast corner of 171st and Yale. This action contains the subject property and some of the surrounding properties.

**Surrounding Property:**

**CBOA-01514 July 1997:** The Board of Adjustment approved a Special Exception to permit a 180’ monopole tower for a PCS antenna in an AG district, per plan submitted, on property located at south of the southwest corner of 161st Street and South Yale.

7/7/2021 1:00 PM
Case Number: CZ-515
(related to PUD-858 and Magnolia Heights Block 8-13 Preliminary Plat)

Hearing Date: July 7, 2021

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Ryan McCarty
Property Owner: Pine Springs Development Group

Location Map:
(shown with County Commission Districts)

Applicant Proposal:
Present Use: Vacant

Proposed Use: Residential-Estates

Concept summary: Rezone from AG to RE with a PUD overlay to permit a single-family residential subdivision.

Tract Size: 30 ± acres

Location: North & West of the Northwest corner of East 181st Street South & South Yale Avenue

Zoning:
Existing Zoning: AG
Proposed Zoning: RE/PUD-858

Comprehensive Plan:
Land Use Map: Rural Residential
Stability and Growth Map: N/A

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 7333
CZM: 66

County Commission District: 3
Commissioner Name: Ron Peters

Commissioner Name: Ron Peters

REVISED 7/1/2021
SECTION I: CZ-515

DEVELOPMENT CONCEPT: The applicant is requesting to rezone from AG to RE to permit a single-family subdivision. A PUD (PUD-858) is being concurrently proposed with this rezoning to establish the allowable use and the bulk and area requirements. The lots are intended to be half acre minimum in size. Sewer is proposed to be provided through aerobic systems. The proposal lies within the Rural Residential designation of the City of Bixby Comprehensive Plan, which has been adopted as part of the Tulsa County Comprehensive Plan. This proposal, along with the accompanying PUD are compatible with this designation.

EXHIBITS:
INCOG Case map
INCOG Aerial
Comprehensive Plan Land Use Map
Applicant Exhibits:
   Exhibit A – Conceptual Site Plan
   Exhibit B – Aerial Photography
   Exhibit C – Site Topography

DETAILED STAFF RECOMMENDATION:

CZ-515 is non-injurious to surrounding proximate properties;
CZ-515 is consistent with the anticipated future development pattern of the surrounding property therefore

Staff recommends Approval of CZ-515 to rezone property from AG to RE.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the fenceline of the City of Bixby and is designated as “Rural Residential.” The City of Bixby’s Comprehensive Plan – Bixby 2030 Our Vision, Our Future was adopted as part of the Tulsa County Comprehensive Plan on August 15, 2019. The Plan follows the City of Bixby’s fenceline which includes unincorporated areas of Tulsa County. A city’s fenceline is an area preserved for future annexation by virtue of a narrow annexation strip which encloses the area of municipal influence and prevents annexation by other cities. One of the most critical components of a comprehensive plan update is community engagement. Participation by a broad cross section of interests increases the likelihood that the plan’s goals and policies will be based on community consensus, which increases the likelihood for successful plan implementation. Gaining community input was achieved through the following public engagement efforts: Stakeholder Interviews, Steering Committee Meetings, Community Kiosks, Informal Brochures, Project Website, Surveys, and Public Workshops.

Land Use Vision:

Land Use Plan map designation: Rural Residential

The Rural Residential designation denotes areas that have large-lot detached residential development in natural / rural portions of the City. Development in this designation should retain the rural character of the area and will be relatively low in density. However, these areas should offer sufficient access to
schools, parks, trails, and open spaces to maintain the quality of life in the rural setting, and may allow limited commercial uses that support the surrounding rural area.

**Areas of Stability and Growth designation:** N/A

**Transportation Vision:**

**Major Street and Highway Plan:** Access to the subject tract will be via a residential street being constructed as part of the Magnolia Heights residential subdivision immediately adjacent to the east. This proposal would be an extension of the Magnolia Heights development.

**Trail System Master Plan Considerations:** None

**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The site is currently vacant agricultural land.

**Environmental Considerations:** None

**Streets:**

<table>
<thead>
<tr>
<th>Exist Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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</thead>
<tbody>
<tr>
<td>None (Access to be provided from Yale Ave via public streets developed with Magnolia Heights. Interior access will be via E 179th St S)</td>
<td>N/A</td>
<td>N/A</td>
<td>None</td>
</tr>
</tbody>
</table>

**Utilities:**

The subject tract has municipal water available sewer will by an ODEQ approved system.

**Surrounding Properties:**

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>AG</td>
<td>Rural Residential</td>
<td>N/A</td>
<td>Vacant</td>
</tr>
<tr>
<td>South</td>
<td>AG</td>
<td>Rural Residential</td>
<td>N/A</td>
<td>Single-Family</td>
</tr>
<tr>
<td>East</td>
<td>RE/PUD-857</td>
<td>Rural Residential</td>
<td>N/A</td>
<td>Single-Family (currently under development)</td>
</tr>
<tr>
<td>West</td>
<td>AG</td>
<td>Rural Residential</td>
<td>N/A</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

**SECTION III: Relevant Zoning History**
ZONING ORDINANCE: Ordinance number 98254 dated September 15, 1980 established zoning for the subject property.

Subject Property:

   No Relevant History.

Surrounding Property:

CZ-503/PUD-857 November 2020: All concurred in approval of a request to rezone a 50+ acre tract of land from AG to RE and approval of a proposed Planned Unit Development for residential, on property located north of the northwest corner of East 181st Street South and South Yale Avenue.

CBOA-2811 May 2020: The County Board of Adjustment approved a Special Exception for Use Unit 2, Area-Wide Special Exception Uses, for a wedding and events venue, a Variance from the all-weather parking surface requirement, a Variance of the minimum frontage requirement on a public street/dedicated right-of-way from 30 feet to 0 feet in the AG District, subject to conceptual plan 7.7 of the agenda packet. The hours of operation for events are to be closed by 11:00 pm. The drive and gravel parking area are to be maintained in a dust free manner, and if the overflow area is consistently utilized it will be appropriately built. The Board finds the hardship to be the existing nature of the structure and the large tract of land, and the intermittent nature of the use for events, and substantially adjacent to the publicly dedicated road, on property located at 3921 East 181st Street South.
EXHIBIT A
CONCEPTUAL SITE PLAN
Residential Subdivision
MAGNOLIA
HEIGHTS
BLOCKS 8-13
A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF
LIE 1560.00 OF SECTION SEC. 1, TOWNSHIP 17N., RANGE 13E.,
TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES
GOVERNMENT SURVEY THEREOF.

EXHIBIT B
AERIAL PHOTOGRAPHY
**Tulsa Metropolitan Area Planning Commission**

**Case Number:** PUD-858  
(Related to CZ-515 and Magnolia Heights Block 8-13 Preliminary Plat)

**Hearing Date:** July 7, 2021  
**Revised 7/6/2021**

<table>
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<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
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<tbody>
<tr>
<td>Jay Hoyt</td>
<td>Applicant: Ryan McCarty</td>
</tr>
<tr>
<td></td>
<td>Property Owner: Pine Springs Development Group</td>
</tr>
</tbody>
</table>

**Location Map:**  
(shown with County Commission Districts)

**Applicant Proposal:**

- **Present Use:** Vacant  
- **Proposed Use:** Residential - Estates  
- **Concept summary:** Rezone from AG to RE with a PUD overlay to permit a single-family residential subdivision.  
- **Tract Size:** 30 ± acres  
- **Location:** North & West of the Northwest corner of East 181st Street South & South Yale Avenue

**Zoning:**

- **Existing Zoning:** AG  
- **Proposed Zoning:** RE/PUD-858

**Comprehensive Plan:**

- **Land Use Map:** Rural Residential  
- **Stability and Growth Map:** N/A

**Staff Data:**

- TRS: 7333  
- CZM: 66

**Staff Recommendation:**

Staff recommends approval.

**County Commission District:** 3  
**Commissioner Name:** Ron Peters
SECTION I: PUD-858

DEVELOPMENT CONCEPT: The applicant is requesting to rezone from AG to RE with a PUD overlay to permit a single-family subdivision. A rezoning is being concurrently proposed with this PUD (CZ-515). The proposed PUD will establish the allowable use as well as bulk and area requirements. Lots will need to be large enough to provide sewer systems on each lot and meet Oklahoma Department of Environmental Quality regulations.

EXHIBITS:
- INCOG Case map
- INCOG Aerial
- Comprehensive Plan Land Use Map
- Applicant Exhibits:
  - Statement of Intent
  - Development Concept
  - Development Standards
  - Exhibit A – Conceptual Site Plan
  - Exhibit B – Aerial Photography
  - Exhibit C – Site Topography
  - Preliminary Plat

DETAILED STAFF RECOMMENDATION:

Uses allowed in PUD-858 are consistent with the Rural Residential land use designation identified in the Tulsa County Comprehensive Land Use plan.

PUD-858 allows lots sizes and uses that are consistent with the anticipated future development pattern of the surrounding property;

PUD-858 is consistent with the provisions of the PUD chapter of the Tulsa County Zoning Code, therefore;

Staff recommends Approval of PUD-858 to rezone property from AG to RE, PUD-858.

DEVELOPMENT STANDARDS:

Permitted uses: All uses allowed by right in the RE zoning district specifically Use Unit 6 – Single Family Dwelling and customary facilities and amenities.

Maximum dwelling units (residential lots) allowed by this PUD: ......................................................... 37

Minimum lot width (at building setback line): ........................................................... 110 feet *
* Lots with cul-de-sac frontage may have a minimum width of 30 feet at the right-of-way line but shall meet the minimum requirements for lot area as specified in this PUD.

Minimum lot area: .......................................................... 22,500 square feet

Minimum land area per dwelling unit: .......................................................... 26,250 square feet

Maximum structure height: .......................................................... 35 feet
Off-Street Parking: Two (2) enclosed off-street parking spaces per dwelling unit

Front yard: 35 feet

Rear yard: 25 feet

Side yard: 7.5 feet

No residence shall be built nearer than seven and one-half (7.5) feet to any side lot on one side, and seven and one-half (7.5) feet on the other side, thus requiring a combined total of at least fifteen (15) feet between the residences.

Signage
Signage for amenities will be allowed with a maximum of 16 square feet.

Access and Circulation
The subject tract shall be accessed from South Yale Avenue via existing public streets developed with Magnolia Heights. Interior vehicular access shall be derived from E. 179th Street S. with public streets throughout. Cul-de-sacs shall have a pavement diameter of 96 feet. Two stub streets shall be provided along the north and west property lines for future residential street connections to this property.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the fenceline of the City of Bixby and is designated as “Rural Residential.” The City of Bixby’s Comprehensive Plan – Bixby 2030 Our Vision, Our Future was adopted as part of the Tulsa County Comprehensive Plan on August 15, 2019. The Plan follows the City of Bixby’s fenceline which includes unincorporated areas of Tulsa County. A city’s fenceline is an area preserved for future annexation by virtue of a narrow annexation strip which encloses the area of municipal influence and prevents annexation by other cities. One of the most critical components of a comprehensive plan update is community engagement. Participation by a broad cross section of interests increases the likelihood that the plan’s goals and policies will be based on community consensus, which increases the likelihood for successful plan implementation. Gaining community input was achieved through the following public engagement efforts: Stakeholder Interviews, Steering Committee Meetings, Community Kiosks, Informal Brochures, Project Website, Surveys, and Public Workshops.

Land Use Vision:

Land Use Plan map designation: Rural Residential

The Rural Residential designation denotes areas that have large-lot detached residential development in natural / rural portions of the City. Development in this designation should retain the rural character of the area and will be relatively low in density. However, these areas should offer sufficient access to schools, parks, trails, and open spaces to maintain the quality of life in the rural setting, and may allow limited commercial uses that support the surrounding rural area.

Areas of Stability and Growth designation: N/A
Transportation Vision:

**Major Street and Highway Plan:** Access to the subject tract will be via a residential street being constructed as part of the Magnolia Heights residential subdivision immediately adjacent to the east. This proposal would be an extension of the Magnolia Heights development.

**Trail System Master Plan Considerations:** None

**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

*Staff Summary:* The site is currently vacant agricultural land.

**Environmental Considerations:** None

**Streets:**

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**Utilities:**

The subject tract has municipal water available sewer will by an ODEQ approved system.

**Surrounding Properties:**

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</tr>
</tbody>
</table>

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 98254 dated September 15, 1980 established zoning for the subject property.
Subject Property:

No Relevant History.

Surrounding Property:

CZ-503/PUD-857 November 2020: All concurred in approval of a request to rezone a 50+ acre tract of land from AG to RE and approval of a proposed Planned Unit Development for residential, on property located north of the northwest corner of East 181st Street South and South Yale Avenue.

CBOA-2811 May 2020: The County Board of Adjustment approved a Special Exception for Use Unit 2, Area-Wide Special Exception Uses, for a wedding and events venue, a Variance from the all-weather parking surface requirement, a Variance of the minimum frontage requirement on a public street/dedicated right-of-way from 30 feet to 0 feet in the AG District, subject to conceptual plan 7.7 of the agenda packet. The hours of operation for events are to be closed by 11:00 pm. The drive and gravel parking area are to be maintained in a dust free manner, and if the overflow area is consistently utilized it will be appropriately built. The Board finds the hardship to be the existing nature of the structure and the large tract of land, and the intermittent nature of the use for events, and substantially adjacent to the publicly dedicated road, on property located at 3921 East 181st Street South.

7/7/2021 1:00 PM
Subject Tract

CZ-515/PUD-858

17-13 33

Aerial Photo Date: February 2018

Note: Graphic overlays may not precisely align with physical features on the ground.
Development Plan – Statement of Intent

1. Identify why the proposed development cannot be implemented with any of the other applicable zoning regulations.

Demand from builder’s is to provide ½ acre lots with narrower width with more depth to provide more “backyard” than “side yard” area.

Minimum side yard setback reduction from 15’ to 7.5’ provides more site plan flexibility when a side entry 3-car garage is preferred to front entry garage doors facing the street.

2. Provide specific information outlining how the development plan will result in a project that is consistent with the City’s adopted comprehensive plans that affect the site. This may include the Tulsa Comprehensive Plan, small area plans, sector plans, special studies or other documents that help guide future development in the City of Tulsa.

Based on density standards in the RE zoning district, conventional zoning would allow for 49 residential lots. Our proposed PUD and conceptual site plan proposed 37 residential lots which is approximately a 25% reduction in allowable density.

3. Include details identifying how the development plan will provide greater public benefit than could be achieved using conventional zoning regulations.

Refer to attached PUD narrative for text / details for explanation on how this development plan will exceed the minimum standards required to development the property. Pine Springs Development Group, LLC is dedicated to preserving natural features, providing meaningful open space and a quality development for the residents in Magnolia Heights.

Please feel free to contact me with any questions.

Ryan McCarty, President
Magnolia Heights (CZ-/PUD--)
RE (Residential Single-Family, Estate District) – Single Family Residential Subdivision

Prepared By:
Select Design
Ryan McCarty
P.O. Box 548
Bixby, OK 74008
Phone: (918) 798-8356
rmccarty.selectdesign@gmail.com

Prepared for:
Pine Springs Development Group LLC
1376 E. 181st St. S.
Mounds, OK 74047
Phone: (918) 830-7998
jerry.gordondevelopments@gmail.com

Development Concept

Magnolia Heights, Blocks 8-13 is the 2nd phase of the Magnolia Heights residential neighborhood in Tulsa County, Oklahoma. The project is located on the west side of South Yale Avenue approximately a quarter mile north of East 181st Street South and is surrounded by Magnolia Heights along the east boundary and the remaining boundaries abut unplatted properties. This Planned Unit Development is an overlay covering the RE zoning district and will follow RE dimensional and density standards with a few notable exceptions.

The neighborhood will be included in the Magnolia Heights Property Owners’ Association and the residents in Magnolia Heights, Blocks 8-13 will have access to any existing amenities provided for in the Magnolia Heights addition.

Covenants for the neighborhood have been prepared to set forth minimum dwelling sizes, percent of masonry and other criteria which establish and maintain a quality development.

Magnolia Heights, Blocks 8-13 will be a professionally planned neighborhood with a fully stocked fishing pond, fountains/aerators, all-weather surface walking trail, new tree plantings and substantial green space for the enjoyment of the residents in Magnolia Heights, Blocks 8-13.
Development Standards

Land Area: .................................................................................................................. 30.0 Acres

Permitted uses: All uses allowed by right in the RE zoning district specifically Use Unit 6 – Single Family Dwelling and customary facilities and amenities.

Permitted Uses: ............................................................................................................ RE Single Family Residential Development

Residential lot density calculation:

  Maximum dwelling units allowed in RE zoning district (1,307,326 / 26,250 square feet): .............. 49
  Maximum dwelling units (residential lots) allowed by this PUD: .................................................. 37

Minimum lot width (at building setback line): .............................................................................. 110 feet *

* Lots with cul-de-sac frontage may have a minimum width of 30 feet at the right-of-way line but shall meet the minimum requirements for lot area as specified in this PUD.

Minimum lot area: ........................................................................................................... 22,500 square feet

Minimum land area per dwelling unit: ...................................................................................... 26,250 square feet

Maximum structure height: ..................................................................................................... 35 feet

Off-Street Parking: .................................................. Two (2) enclosed off-street parking spaces per dwelling unit

Front yard: ......................................................................................................................... 35 feet

Rear yard: ............................................................................................................................ 25 feet

Side yard: ............................................................................................................................. 7.5 feet

No residence shall be built nearer than seven and one-half (7.5) feet to any side lot on one side, and seven and one-half (7.5) feet on the other side, thus requiring a combined total of at least fifteen (15) feet between the residences.
Signage

Signage for amenities will be allowed with a maximum of 16 square feet.

Access and Circulation

The subject tract shall be accessed from South Yale Avenue via existing public streets developed with Magnolia Heights. Interior vehicular access shall be derived from E. 179th Street S. with public streets throughout. Cul-de-sacs shall have a pavement diameter of 96 feet. Two stub streets shall be provided along the north and west property lines for future residential street connections to this property.

Topography and Existing Soils

The property consists of pastureland with elevations ranging from 696 feet to 685 feet. The Soil Survey of Tulsa County, Oklahoma was used to help identify soil types present on the site. Existing soils consist of the following:

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<th>Map Unit Symbol</th>
<th>Map Unit Name</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
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<tbody>
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<td>12</td>
<td>Dennis silt loam, 1 to 3 percent slopes</td>
<td>2.4</td>
<td>9.4%</td>
</tr>
<tr>
<td>43</td>
<td>Okemah silt loam, 0 to 1 percent slopes</td>
<td>18.7</td>
<td>71.7%</td>
</tr>
<tr>
<td>44</td>
<td>Okemah-Parsons-Pharoah complex, 0 to 1 percent slopes</td>
<td>5.0</td>
<td>19.0%</td>
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</tbody>
</table>

Utilities and Drainage

Utilities are available at the development boundaries, with the exception that a septic system for each lot will be required. Storm water drainage will be collected, and detention will be addressed within designated reserve areas in accordance with Tulsa County development regulations. Domestic and irrigation water service will be provided by Okmulgee County Rural Water District #6.

Environmental and Open Space Considerations

The detention facilities will be designed in a way to provide an amenity to wildlife and for passive neighborhood recreation opportunities. The purpose of this open space will remain a storm water management system, however a trail system with landscaping will be included as part of the open space design. A broad variety of vegetation will be installed, the detention facilities will be fully stocked with native fish species (bass, catfish, etc.) for the enjoyment of the residents in the Magnolia Heights neighborhood.
Amenities

- Fully stocked fishing pond
- Fountains / Aerators
- All-weather surface walking trail
- New tree planting and professional landscaping
- Approximately 4 acres of green space / reserve areas

Waiver of Sidewalk Requirement

Due to the existing conditions and design of this property (bar ditches, no curb and gutter, etc.), a sidewalk waiver is requested for this development.

Site Plan Review

For the purposes of site plan review requirements, the approved final plat shall constitute the required detailed site plan.

Platting Requirement

No building permit shall be issued until the area comprising the Planned Unit Development has been included within a subdivision plat submitted to and approved by the Tulsa Metropolitan Area Planning Commission (TMAPC) and the Tulsa County Board of County Commissioners and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved Planned Unit Development and the Tulsa Metropolitan Area Planning Commission (TMAPC) shall be a beneficiary thereof.

Anticipated Construction Schedule

Magnolia Heights anticipated construction schedule begins in June of 2021 and is expected to be complete and ready for lot sales in December of 2021.

Exhibits

Exhibit A: ................................................................. Conceptual Site Plan
Exhibit B: ................................................................. Aerial Photography
Exhibit C: ................................................................. Site Topography
Residential Subdivision
MAGNOLIA
HEIGHTS
BLOCKS 8-13
A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF
HOME 6 INS. WESTERLY 1/2 EAST PART OF THE NORTHERN 1/2 OF N W 2-21-13
TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES
GOVERNMENT SURVEY THEREOF.

EXHIBIT B
AERIAL PHOTOGRAPHY
Magnolia Heights
BLOCKS 8-13

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE SE 1/4 OF SECTION THIRTY-THREE (33), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY (ODEQ) REQUIREMENTS FOR MINIMUM LOT SIZE FOR INDIVIDUAL SEPTIC SYSTEMS FOR EACH LOT.
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
</table>
| Nathan Foster               | **Applicant:** Select Design, Ryan McCarty  
                             | **Owner:** Buffalo Acquisition, LLC |

<table>
<thead>
<tr>
<th><strong>Location Map:</strong> (shown with County Commission Districts)</th>
<th><strong>Applicant Proposal:</strong></th>
</tr>
</thead>
</table>
| [Image of map]                                           | Minor Subdivision Plat  
                             | Modification to the Subdivision & Development Regulations  
                             | 7 lots, 1 block, 17.49 ± acres  
                             | Location: South and east of the southeast corner of East 161st Street South and South Yale Avenue |

| **Zoning:**  
Current: AG  
Proposed: AG-R | **Staff Recommendation:**  
Staff recommends approval of the minor subdivision plat and approval of the modification to the Subdivision & Development Regulations with conditions |

| **County Commission District:** 3  
Commissioner Name: Ron Peters |  
--- |  
EXHIBITS: Site Map, Aerial, Plat Submittal |
MINOR SUBDIVISION PLAT

Buffalo Springs - (County)
South and east of the southeast corner of East 161st Street South and South Yale Avenue

This plat consists of 7 lots, 1 block on 17.49 ± acres.

The Technical Advisory Committee (TAC) met on June 17, 2021 and provided the following conditions:

1. **Zoning**: Proposed lots conform to the requirements of the AG-R district in the Tulsa County Zoning code. Newly approved AG-R zoning must be effective prior to endorsement and filing of plat.

2. **Addressing**: Addresses provided by INCOG must be shown on face of the plat.

3. **Transportation & Traffic**: Due to the flag lot configuration, shared access points are required to limit direct access to the public right-of-way.

4. **Sewer/Water**: On-site sewage disposal requires approval by Oklahoma Department of Environmental Quality. Water service to be provided by Okmulgee County Rural Water District #6. Any improvements to existing water lines must be approved through the RWD.

5. **Stormwater, Drainage, & Floodplain**: Approved as submitted.

6. **Utilities**: Telephone, Electric, Gas, Cable, Pipeline, Others: Update face of the plat with existing easements held by PSO. All release letters have been received. Oil & Gas certificate was submitted.

Modification of Subdivision Regulations:

1. Modification to allow the use of flag lots within the proposed subdivision

Staff recommends APPROVAL of the minor subdivision plat and the modification to the Subdivision & Development Regulations subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.

All conditions of the Tulsa County Engineer must be met and a final plat release must be provided prior to the endorsement and filing of the plat.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021
PRIVATE SUBDIVISION
Buffalo Springs

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Owner/Developer
BUFFALO ACQUISITION LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74135
PHONE (918) 688-2462

Surveyor
POLTZ LAND Surveying, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74135
PHONE (918) 688-2462

Engineer
ENGINEERED BY DESIGN, PLC
P.O. BOX 15567
BIXBY, OKLAHOMA 74000
PHONE (918) 688-2462

(Firm Name)
BUFFALOACQUISITION LLC FRITZ LAND SURVEYING LLC

This subdivision is designed in accordance with Oklahoma Department of Environmental Quality (ODEQ) requirements for minimum lot size for individual septic systems for each lot.

Basis of Bearings
Bearings are based upon the Oklahoma State Plane Coordinate System, Zone OK, North American Datum 1983 (NAD83) using the North Line of the NW/4 of Section 27 as North Boundary East.

Monumentation
Set SF IRON PIN W GREEN "PRICE CLAIMED CAP OR W MAI W PRICE CLAIMED PIN AT ALL CORNERS UNLESS NOTED AND SHOWN OTHERWISE THEREON.

Subdivision Statistics
PRIVATE SUBDIVISION CONTAINS SEVEN (7) LOTS IN ONE (1) BLOCK.

GROSS SUBDIVISION AREA 761,805 SF OR 17.49 ACRES

Subdivision Diagram

Basis of Survey

Datum 1983

Owner/Developer
BUFFALO ACQUISITION LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74135
PHONE (918) 688-2462

Surveyor
POLTZ LAND Surveying, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74135
PHONE (918) 688-2462

Engineer
ENGINEERED BY DESIGN, PLC
P.O. BOX 15567
BIXBY, OKLAHOMA 74000
PHONE (918) 688-2462

Floodplain Data
We have examined a map by the Federal Emergency Management Agency - Flood Insurance Rate Map, TULSA COUNTY OKLAHOMA UNINCORPORATED AREAS, COMMUNITY PANEL NO 40143C0445L-OCTOBER 16, 2012, in which indicates the subject property to be within Unshaded Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

Driveway Culvert Summary Table

<table>
<thead>
<tr>
<th>DRIVEWAY LOCATION</th>
<th>RCP &amp; HP PROJECT</th>
<th>STORM PROJECT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>875 &amp; 546</td>
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<tr>
<td>5</td>
<td>875 &amp; 546</td>
<td>150</td>
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Final Plat Certificate of Approval

This plat is approved by the local commission and is subject to change.
BUFFALO SPINGS
DEED OF DEDICATION AND RESTRICTIVE COVENANTS

IN WITNESS WHEREOF, the undersigned, the subscriber, for the consideration of ten dollars, cash, paid, and the mutual covenants and agreements contained in this document, have executed this Deed of Dedication and Restrictive Covenants on this the 4th day of January, 2023.

THE FOLLOWING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF SERVICE AND THE OWNER OF THE LOT AGREE TO BE SO ENFORCED.

SURFACE EASEMENTS

The lot shall be used, occupied, and enjoyed, in an undivided manner, the storm and drainage waters from lots and drainage systems of public elevation and from private streets may be subjected. The lot owner shall construct or permit to be constructed any fence or other structure which may obstruct the drainage of storm and surface water. The storm and drainage waters, shall be removed from any lot by the owner or his successors.

PRIVATE SANITARY SEWAGE

1. Any provision made for the disposal of sewage shall be in accordance with the requirements of the local health department and shall be subject to the approval of the building official.

EACH PROPERTY SHALL INSTALL AN ASPHALT OR CONCRETE DRIVEWAY REQUIRED FROM THE STREET TO THE PROPERTY LINE.

2. The approved plans shall be submitted to the Zoning Administrator and shall not be approved unless the same are found to be in accordance with the provisions of the applicable code.

PRIVATE ROOFING REQUIREMENTS

1. The owner of the lot shall be responsible for the design of the roof and for the proper installation of all roofing materials.

4. The remaining member or members shall have full authority to approve or disapprove such plans or specifications submitted by the owner of the lot.

PUBLIC ROOFING REQUIREMENTS

1. The owner of the lot shall be responsible for the design of the roof and for the proper installation of all roofing materials.

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<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: Mark Capron, Wallace Design Collective</td>
</tr>
<tr>
<td></td>
<td>Owner: 91 &amp; Mingo</td>
</tr>
</tbody>
</table>

| **Location Map:**  
(show with City Council Districts) | **Applicant Proposal:** |
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td><img src="image" alt="Location Map" /></td>
<td>Preliminary Plat</td>
</tr>
<tr>
<td></td>
<td>2 lots, 1 block, 3.45 ± acres</td>
</tr>
<tr>
<td></td>
<td>Location: East of the southeast corner of East 91st Street South and South Mingo Road</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Zoning:</strong> CS (Commercial – Shopping)</th>
<th><strong>Staff Recommendation:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Staff recommends approval of the preliminary plat</td>
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</tbody>
</table>

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<thead>
<tr>
<th><strong>City Council District:</strong> 7</th>
<th><strong>County Commission District:</strong> 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Councilor Name: Lori Decter-Wright</td>
<td>Commissioner Name: Ron Peters</td>
</tr>
</tbody>
</table>

Attachments: Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Conceptual Improvements Plan
PRELIMINARY SUBDIVISION PLAT

9100 & Mingo (CD 7)
East of the southeast corner of East 91st Street South and South Mingo Road

This plat consists of 2 lots, 1 block on 3.45 ± acres.

The Technical Advisory Committee (TAC) met on June 17, 2021 and provided the following conditions:

1. **Zoning:** The subject tract is zoned CS (Commercial – Shopping). The proposed lots conform to the requirements of the CS district.

2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat along with an address disclaimer.

3. **Transportation & Traffic:** Apply limits of no access along East 91st Street outside of drive areas and define access points. Sidewalks and ADA accessible ramps will be required along East 91st Street South and require approval of an IDP. IDP approval is required prior to final plat approval.

4. **Sewer/Water:** Easements must be provided as required to cover existing/proposed public infrastructure. All easements are required to be labeled and dimensioned on the face of the final plat. Sanitary sewer extension requires approval of an IDP. IDP approval is required prior to final plat approval. Fire hydrants required within 600' of any fully sprinklered building and 400' of any non-sprinklered building.

5. **Engineering Graphics:** Submit subdivision data control sheet with final plat submittal. In the location map, show all platted boundaries, label all other property as unplatted and label the plat location as “project location” or “site”. Add label for township to location map. Under the basis of bearing information, add 3501 after North Zone and provide a bearing angle shown on the face of the plat.

6. **Stormwater, Drainage, & Floodplain:** City of Tulsa Regulatory Floodplain exists on the eastern portion of the property. Overland drainage easement will be required for any on-site floodplain. Any development proposed within a floodplain area will be required to comply with all city floodplain ordinances and criteria.

8. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. City of Tulsa release letter including Development Services, City Legal, and Engineering Services is required prior to final plat approval.
Note: Graphic overlays may not precisely align with physical features on the ground.

9100 & MINGO

Aerial Photo Date: 2021
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021
Land Use Plan Categories

- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Town Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor

9100 & MINGO

18-14 19
Preliminary Plat

9100 & MINGO

A tract of land that is part of the North three hundred thirty (330) feet of Government Lot One (1) in the Northwest Quarter (NW/4) of Section Nineteen (19), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian, City of Tulsa, Tulsa County, State of Oklahoma.

Point of Beginning

East First Street South

Block 1

Lot 1

Stormwater Detention Easement

Overland Drainage Easement

Unplated Quiet Glum Deed

Doc. 2013062855
A TRACT OF LAND THAT IS PART OF THE NORTH 330.00 FEET OF GOVERNMENT LOT ONE (1) IN THE NORTHWEST QUARTER (NW/4) OF SECTION NINETEEN (19), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE SOUTH 01°10'47" EAST ALONG THE WESTERLY LINE OF SAID NW/4 FOR 330.00 FEET; THENCE NORTH 88°57'19" EAST FOR 58.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH MINGO ROAD; THENCE NORTH 01°10'47" WEST PARALLEL WITH THE WESTERLY LINE OF SAID NW/4 AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 234.94 FEET; THENCE NORTH 43°35'28" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 63.32 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 91ST STREET SOUTH; THENCE NORTH 88°57'19" EAST PARALLEL WITH AND 50.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID NW/4 AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 270.40 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING NORTH 88°57'19" EAST PARALLEL WITH AND 50.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID NW/4 AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 364.77 FEET; THENCE SOUTH 01°02'41" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 10.00 FEET; THENCE NORTH 88°57'19" EAST PARALLEL WITH AND 60.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID NW/4 AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 178.32 FEET TO A POINT ON THE WESTERLY LINE OF LOT ONE (1), BLOCK ONE (1), STRINGER NURSERY AND GARDENS, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 01°22'17" EAST ALONG SAID WESTERLY LINE AND ALONG THE WESTERLY LINES OF RESERVE "A", LOT ONE (1), AND LOT TWO, BLOCK ONE (1), SOUTH TULSA MEDICAL OFFICE CENTER, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, FOR 270.00 FEET; THENCE SOUTH 88°57'19" WEST ALONG THE MOST NORTHERLY SOUTHERLY LINE OF LOT 2, TULSA MEDICAL OFFICE CENTER, AND A WESTERLY EXTENSION THEREOF FOR 543.96 FEET; THENCE NORTH 01°10'47" WEST FOR 280.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 150,396 SQUARE FEET OR 3.452 ACRES, MORE OR LESS.
### Case Report Prepared by:
Nathan Foster

### Owner and Applicant Information:
**Applicant:** AAB Engineering, LLC  
**Owner:** Watercrest Development, LLC

### Location Map:
(shown with City Council Districts)

![Location Map](image)

### Zoning:
RS-4/RS-3 (Single-Family Residential)

### Applicant Proposal:
**Preliminary Plat**
265 lots, 13 blocks, 57.31 ± acres  
**Location:** Northwest and southwest corner of East 131st Street South and South Sheridan Road

### Staff Recommendation:
Staff recommends approval of the preliminary plat

### City Council District: 8  
**Councilor Name:** Phil Lakin

### County Commission District: 3  
**Commissioner Name:** Ron Peters

Attachments: Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Conceptual Improvements Plan
PRELIMINARY SUBDIVISION PLAT

Watercrest - (CD 8)
Northwest and southwest corner of East 131st Street South and South Sheridan Road

This plat consists of 265 lots, 13 blocks, 57.31 ± acres.

The Technical Advisory Committee (TAC) met on June 17, 2021 and provided the following conditions:

1. **Zoning:** Boundary of the subdivision includes two zoning districts (RS-3 and RS-4). Lots are required to conform to the requirements of the underlying zoning prior to final plat approval.

2. **Addressing:** Addresses will be assigned to final plat. Provide lot address graphically on the face of the final plat.

3. **Transportation & Traffic:** Newly proposed streets, sidewalks, and ADA ramps will require approval of an IDP. IDP approval must be completed prior to final plat approval. East 131st Street South is designated as a collector street on the Major Street and Highway Plan and requires 60' of right-of-way. GO Plan prescribes a multi-use sidepath along one side of East 131st Street South with a minimum of 8 feet in width. Include sidepath design in IDP submittal.

4. **Sewer:** Public sanitary sewer extensions to serve all lots are required and will require approval of an IDP. IDP approval is required prior to final plat approval. Reflect all required and existing easements with dimensions and recording information or depict those being dedicated by this plat. Offsite easements must be recorded and reflected on the face of the plat.

5. **Water:** Public water main extensions are required to serve all lots. IDP submittal must be approved prior to approval of the final plat. Offsite easements must be recorded and reflected on the face of the plat.

6. **Engineering Graphics:** Submit a subdivision data control sheet with final plat submittal. Graphically show all pins found or set associated with this plat. Add legend entries for found/set property pins. Platted subdivisions at the time of final plat approval must be shown in the location map. All other property should be labeled unplatted. Label plat location as "Site" or "Project Location".

7. **Stormwater, Drainage, & Floodplain:** Public storm sewer requires IDP approval. IDP approval is required prior to the final plat approval. Any easements existing/required must be reflected and dimensioned on the face of the plat. There are City of Tulsa Regulatory Floodplain boundaries on the subject property. Floodplains must be contained within an overland drainage easement. Development within a floodplain is required to comply with all City of Tulsa ordinances and criteria.
8. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations. City of Tulsa approval and release is required prior to final plat approval.
Subject Tract

WATERCREST

17-13 03 & 17-13 10

Aerial Photo Date: 2021

Note: Graphic overlays may not precisely align with physical features on the ground.
Land Use Plan Categories
- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Town Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor

WATERCREST
17-13 03 & 17-13 10
PRELIMINARY PLAT

Watercrest

A TRACT OF LAND THAT IS LOCATED IN NW/4 SECTION 16 AND PART OF LOT 8 AND THE SW/4 SE A Section 3, Township 17 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma

OWNER/DEVELOPER

SOUTH SHERIDAN LLC

123 WEST SCHOOL

PERSONAL: 913-123-4567

EMAIL: info@southsheridan.com

ENGINEERS/SURVEYOR

AAB ENGINEERING LLC

CERTIFIED PROFESSIONAL ENGINEER NO. 123, PERM JUNE 30, 2023

PERSONAL: 913-123-4567

EMAIL: info@aabengineering.com

FLOODPLAIN

A portion of the property is contained in flood hazard zones as shown on the flood hazard zone map of the United States Geological Survey. (Dated: October 28, 2015)

SUBDIVISION DATA

WAS 50,000 SQUARE FEET OF LAND, 825 FEET WEST OF NORTHWEST CORNER OF SECTION 16

SUBDIVISION STATISTICS

220 LOTS

F. L. C. L.: 294,380

PLAT FILED: OCTOBER 28, 2015

CONTACTS

MUNICIPAL AUTHORITY

PUBLIC SERVICE COMPANY

DEPARTMENT OF HEALTH

UTILITY

DOW DR. W. STAFFORD

EDDIE H. MERRITT

1234 طريق 5678

913-123-4567

EMERGENCY:

REMARKS:

SOUTH SHERIDAN LLC

AAB ENGINEERING LLC

PUBLIC SERVICE COMPANY

DOW DR. W. STAFFORD

1234 طريق 5678

913-123-4567

EMERGENCY:

REMARKS:

LEGEND

1/4 ~ LIMITS OF LAND

DEPARTMENT OF HEALTH

PUBLIC SERVICE COMPANY

DOW DR. W. STAFFORD

1234 طريق 5678

913-123-4567

EMERGENCY:

REMARKS:

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DOW DR. W. STAFFORD

1234 طريق 5678

913-123-4567

EMERGENCY:

REMARKS:
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BEGINNING CONTAINING 2 415 A O5 V SQUARE FEET OR 57.26 ACRES
SUBDIVIDED INTO TWO HUNDRED SIXTY FIVE (265) LOTS AND RESERVE AREAS ' A IN CONFORMITY WITH THE ACCOMPANYING PLAT A HAS DESIGNATED THE SUBDIVISION .O.S 'WATERCREST " A SUBDIVISION IN

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

THAT NOW AfoRESAID, LOT HEREINDESCRIPT TO BE "GALLERIES," AS THE OWNER OF THE FOLLOWING CONVEYANCES LOCATED IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA:


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SUBDIVIDED INTO TWO HUNDRED SIXTY FIVE (265) LOTS AND RESERVE AREAS ' A IN CONFORMITY WITH THE ACCOMPANYING PLAT A HAS DESIGNATED THE SUBDIVISION .O.S 'WATERCREST " A SUBDIVISION IN
CONCEPTUAL IMPROVEMENT PLAN

Watercrest

A TRACT OF LAND THAT IS LOCATED IN NE/4 SECTION 10 AND PART OF LOT 9 AND THE S/2 SE/4 SECTION 3, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

OWNER/DEVELOPER
SOUTH SHERIDAN, LLC
1401 South Sheridan
Oklahoma City, OK 73114
EMAIL: info@southsheridan.com
ATL: (405) 424-8000

ENGINEER/SURVEYOR
AAB ENGINEERING LLC
8660 S. Memorial Dr.
Tulsa, OK 74137
EMAIL: info@aabeng.com
PROJECT MANAGER: Tony Klick
(918) 469-0900

LOCATION MAP

SCALE: 1" = 200'
| **Tulsa Metropolitan Area Planning Commission** | **Case:** Magnolia Heights Blocks 8-13  
(Related to CZ-515 & PUD-858) |
<table>
<thead>
<tr>
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<tr>
<td><strong>Hearing Date:</strong> July 7, 2021</td>
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<tr>
<td><strong>Case Report Prepared by:</strong></td>
<td><strong>Owner and Applicant Information:</strong></td>
</tr>
<tr>
<td>Nathan Foster</td>
<td>Applicant: Ryan McCarty, Select Design</td>
</tr>
<tr>
<td></td>
<td>Owner: Pine Springs Development Group, LLC</td>
</tr>
</tbody>
</table>
| **Location Map:**  
(shown with County Commission districts) | **Applicant Proposal:** |
| | Preliminary Plat |
| | Location: North and west of the northwest corner of East 181st Street South and South Yale Avenue |
| | 37 lots, 5 blocks, 30 ± acres |
| | **Staff Recommendation:** |
| | Staff recommends approval of the preliminary plat |
| | **County Commission District:** 3  
\[Commissioner Name: Ron Peters\] |

**EXHIBITS:** Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Conceptual Improvements
PRELIMINARY SUBDIVISION PLAT

Magnolia Heights Blocks 8-13 - (County)
North and west of the northwest corner of East 181st Street South and South Yale Avenue

This plat consists of 37 lots in 5 blocks on 30 ± acres.

The Technical Advisory Committee (TAC) met on June 17, 2021 and provided the following conditions:

1. **Zoning:** Pending application for rezoning to RE (Residential-Estate) with a Planned Unit Development (PUD-858) must be approved and effective prior to the approval of a final plat.

2. **Addressing:** Addresses and street names must be assigned and affixed to the face of the final plat.

3. **Transportation & Traffic:** New public streets are required to comply with all standards of Tulsa County. Plans must be approved by County Engineer and streets must be installed prior to final plat approval. Stub streets are required to the north and west to accommodate future connections to development.

4. **Sewer:** Oklahoma Department of Environmental Quality approval is required for on-site sewage disposal.

5. **Water:** Water line plans must be approved by Okmulgee County Rural Water District #6 and a release must be provided for final plat approval.

6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat submittal. Update location map to reflect only platted property boundaries. Label all other areas as unplatted. Under basis of bearing information, include coordinate system used. Provide a bearing angle preferably shown on the face of the plat. Graphically show all pins found or set associated with this plat. Ensure accuracy of written legal description.

7. **Stormwater, Drainage, & Floodplain:** Drainage plans must comply with all Tulsa County drainage standards. Review and approval by the County Engineer is required prior to final plat approval.

8. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. Tulsa County release is required prior to final plat approval.
MAGNOLIA HEIGHTS
BLOCKS 8-13
17-13 33
MAGNOLIA HEIGHTS
BLOCKS 8-13
17-13 33

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2021
CZ-___ / PUD-___
Magnolia Heights
BLOCKS 8-13

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE SE/4 OF SECTION THIRTY-THREE (33), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

Owner / Developer
PINE SPRINGS DEVELOPMENT GROUP LLC
1690 EAST 20TH STREET SOUTH
TULSA, OKLAHOMA 74104
PHONE: (918) 585-7477
FAX: (918) 585-7478

Survey
PINE SPRINGS DEVELOPMENT GROUP LLC
1690 EAST 20TH STREET SOUTH
TULSA, OKLAHOMA 74104
PHONE: (918) 585-7477
FAX: (918) 585-7478

Engineer
PINE SPRINGS DEVELOPMENT GROUP LLC
1690 EAST 20TH STREET SOUTH
TULSA, OKLAHOMA 74104
PHONE: (918) 585-7477
FAX: (918) 585-7478

Final Plat
CERTIFICATE OF APPROVAL
HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ADOPTED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION OR 

PRELIMINARY PLAT

THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY (ODEQ) REQUIREMENTS FOR MINIMUM LOT SIZE FOR INDIVIDUAL SEPTIC SYSTEMS FOR EACH LOT

23.
MAGNOLIA HEIGHTS, BLOCKS 8-13
SEED OF DEDICATION & RESTRICTIVE COVENANTS

SECTION I. STREET EASEMENTS AND UTILITIES

4. Streets, Easements, and Utilities

The undersigned does hereby dedicate for public use the streets shown on the accompanying plat and does further dedicate for public use all streets described in Section 3 of this plat and all streets described in the plat or dedication shown on the plat as dedicated or reserved hereunder. The undersigned does hereby dedicate for public use all streets shown on the plat and all streets described in the plat or dedication shown on the plat as dedicated or reserved hereunder. The undersigned does hereby dedicate for public use all streets shown on the plat and all streets described in the plat or dedication shown on the plat as dedicated or reserved hereunder. The undersigned does hereby dedicate for public use all streets shown on the plat and all streets described in the plat or dedication shown on the plat as dedicated or reserved hereunder.

5. Drainage Easements

The undersigned does hereby dedicate for public use the drainage easements shown on the plat and all drainage easements described in the plat or dedication shown on the plat as dedicated or reserved hereunder. The undersigned does hereby dedicate for public use all drainage easements shown on the plat and all drainage easements described in the plat or dedication shown on the plat as dedicated or reserved hereunder. The undersigned does hereby dedicate for public use all drainage easements shown on the plat and all drainage easements described in the plat or dedication shown on the plat as dedicated or reserved hereunder. The undersigned does hereby dedicate for public use all drainage easements shown on the plat and all drainage easements described in the plat or dedication shown on the plat as dedicated or reserved hereunder.
The Architectural Committee's purpose is to promote good design and compatibility within the subdivision and in its review of any proposed plans, drawings, or alterations of any kind to any real estate. The Architectural Committee shall have the power to approve or disapprove any proposed plans, drawings, or alterations of any kind to any real estate. The Architectural Committee shall be the final arbiter of any disputes arising from the provisions of this section.

2. No television, radio, or other antenna or reception devices that do not meet the requirements of this section shall be constructed, permitted to remain on any residential lot which exceeds two (2) stories in height. No dwelling not meeting a specific building or maintenance on any lot or residence without the written approval of the Architectural Committee or Property Owners' Association.

3. No accumulations of garbage, trash, or rubbish of any kind shall be kept on any yard equipment or storage.

4. No livestock or poultry of any kind shall be kept on any residential lot except for a total of four (4) household pets, all of which shall be kept hidden from view from any street unless built in conformity with the requirements for outbuildings set forth herein.

5. Any motor vehicle, camper, trailer, motor home, RV, off-road vehicle, or boat, whether or not operable, shall be kept parked or stored on any street. Guest visitors or maintenance vehicles shall be parked or stored on any street overnight with the exception of the last two (2) weeks of November and December.

6. No real estate owner shall be required to disclose the sale price to the buyer of any real estate.
CONCEPTUAL IMPROVEMENTS PLAN
Magnolia Heights
BLOCKS 8-13

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE SE/4 OF SECTION THIRTY-THREE (33), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY (ODEQ) REQUIREMENTS FOR MINIMUM LOT SIZE FOR INDIVIDUAL SEPTIC SYSTEMS FOR EACH LOT.

Owner/Developer
FAIR SPRINGS DEVELOPMENT GROUP LLC
2005 SOUTH 181ST STREET
TULSA, OKLAHOMA 74134
PHONE: (918) 242-0575 EMAIL: fairspringsdev@comcast.net

Surveyor
FRITZLON SURVEYING LLC
11276 EAST 181ST STREET SOUTH
TULSA, OKLAHOMA 74134
PHONE: (918) 242-0575 EMAIL: fritzlonsurveying@gmail.com

Engineer
ENGINEERED BY: DREW RUE
PE/PA: #004134
5655 SOUTH 163RD WEST AVENUE
TULSA, OKLAHOMA 74127
PHONE: (918) 242-0575 EMAIL: drue@drawrue.com

This submission is intended to provide preliminary information. It does not constitute a formal plan and is subject to further review and approval by the appropriate authorities.